



## PROPERTY HIGHLIGHTS

- ±18,300 SF all brick, two-story, office/retail building
- Suite 200: 12 individual office suites ranging in size from ±127-233 SF. They are full service starting at \$550 per month and include all utilities except phone and internet | Available April 2025.
- Suite B: ±1,500 SF retail suite available for \$2,200/MO MG
- Suite G: ±1,500 SF ground floor space available for \$1,500/MO MG
- Ample surface parking
- Located in Downtown Villa Rica with easy access to I-20
- Nearby traffic counts of 12,900 VPD on E Montgomery Street

## LOCATION OVERVIEW

This property is located in Downtown Villa Rica right off of E. Montgomery Street (U.S. Hwy-78) with easy access to I-20. There are major retailers in the area such as Southwire, Flower Foods, Publix, Wells Fargo, and more. It is located less than 2 miles from I-20 and 33 miles west from Downtown Atlanta.



CONTACT



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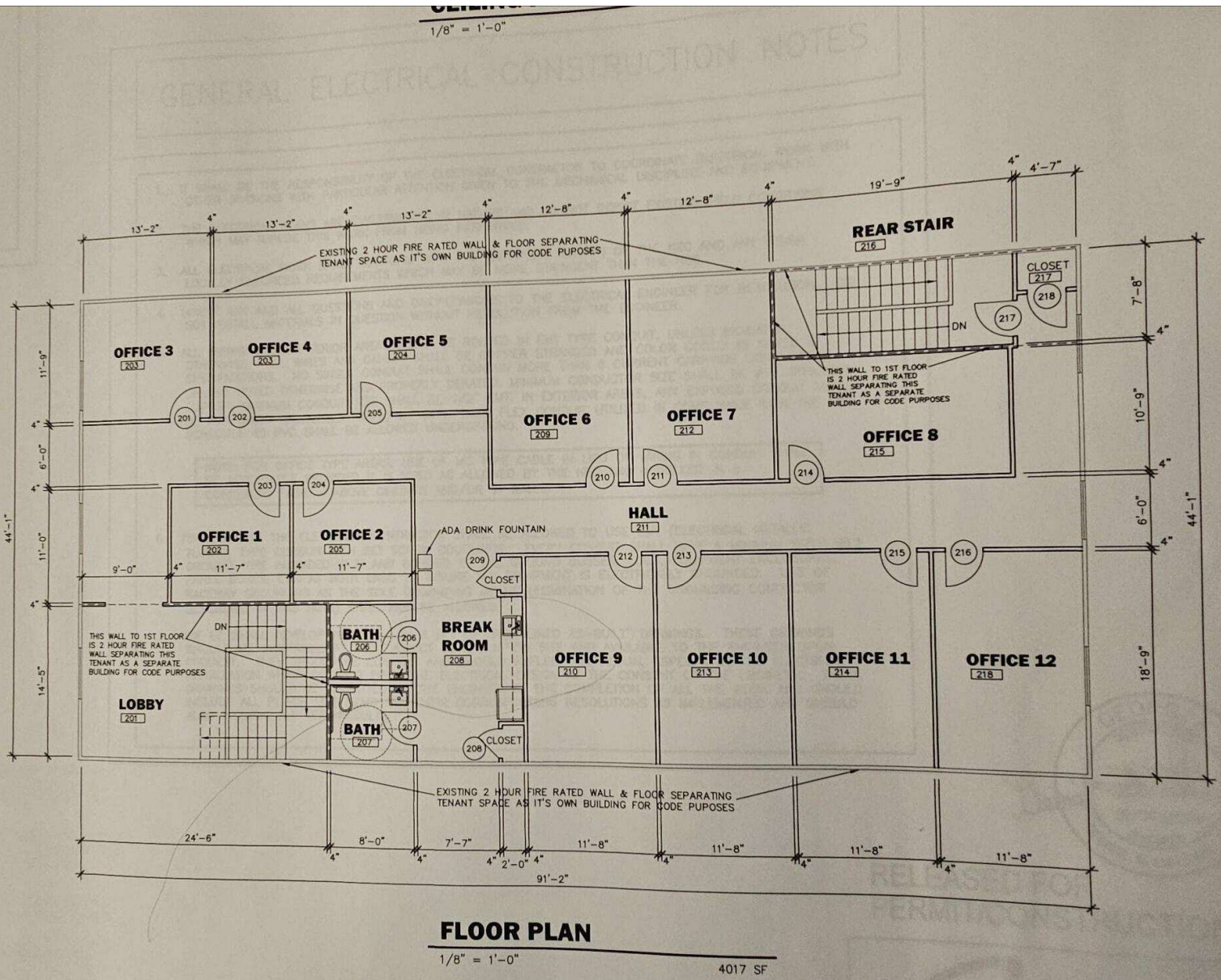


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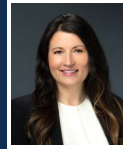
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**AREA INFORMATION**

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HOUSEHOLDS (1 MILE)  
**10,403**
- 

AVG. HH INCOME (1 MILE)  
**\$44,961**
- 

POPULATION (1 MILE)  
**29,640**
- 

TRAFFIC COUNTS  
**12,900 VPD on E Montgomery Street**



**IN THE AREA**



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