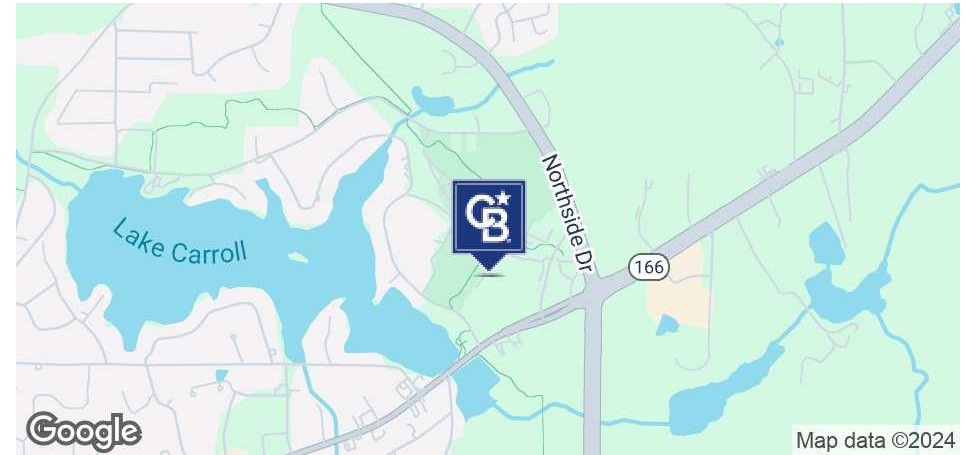


# ANCHOR FOR LEASE

## FIRST TUESDAY CENTER

1004 Bankhead Highway Carrollton, GA 30117



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	156,285 SF
Available SF:	1,360 - 38,574 SF
Lot Size:	17.33 Acres
Number of Units:	21
Year Built:	1976
Renovated:	1993
Zoning:	C-2 (General Commercial)
Market:	Atlanta

### PROPERTY OVERVIEW

Coldwell Banker Commercial Metro Brokers is proud to offer leasing opportunities at First Tuesday Center, a prominent grocery-anchored community shopping center strategically located just 40 miles west of Atlanta in Carrollton, Georgia. With a total footprint of 156,285 square feet, this high-traffic center boasts an 80% occupancy rate and is home to a dynamic mix of nationally and regionally recognized tenants, including Food Depot, Farmers Home Furniture, Dollar Tree and introducing Planet Fitness.

An exciting 38,574-square-foot anchor space will soon be available, presenting an unparalleled opportunity for businesses looking to make a significant impact in this thriving retail hub. This upcoming anchor space, combined with the existing tenant mix, ensures a strong draw for consistent foot traffic and visibility.

Whether you're seeking to establish or expand your business, First Tuesday Center offers prime leasing options tailored to meet your needs in a dynamic and growing market.

### Misha Page

Commercial Sales and Leasing Specialist

(678) 480-7429

misha.page@cbcmetrobrokers.com



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

# ANCHOR FOR LEASE

**FIRST TUESDAY CENTER**  
1004 Bankhead Highway Carrollton, GA 30117

## LEASE INFORMATION

Lease Type:	Gross; NNN	Lease Term:	Negotiable
Total Space:	1,360 - 38,574 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Tuesday Center	Available	38,574 SF	Gross	Negotiable	Anchor space available soon
First Tuesday Center	Available	1,360 SF	NNN	Negotiable	With less foot traffic, this space makes an ideal online/retail storefront
First Tuesday Center	Available	2,500 SF	NNN	Negotiable	Available Soon this suite is ready to showcase your new business
First Tuesday Center	Available	1,700 - 3,444 SF	NNN	Negotiable	2nd Gen Restaurant offers a skeleton kitchen, hood & grease trap. Can be combined with neighboring 1750 Suite
First Tuesday Center	Available	1,700 SF	NNN	Negotiable	Open floor plan, can be combined with next door 2nd gen restaurant
First Tuesday Center	Available	1,400 SF	NNN	Negotiable	One of the last suites left this open floor plan ready to showcase your business

### Misha Page

Commercial Sales and Leasing Specialist

(678) 480-7429

misha.page@cbcmetrobrokers.com



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS