

22

CARRIAGE OAKS
DRIVE

TYRONE, GA 30290

Suite 42
Available
978 SF

Suite 48
Available
1,240 SF

Suite 38
Available
1,160 SF

SHOPS OF SOUTHAMPTON

LOCATION DESCRIPTION

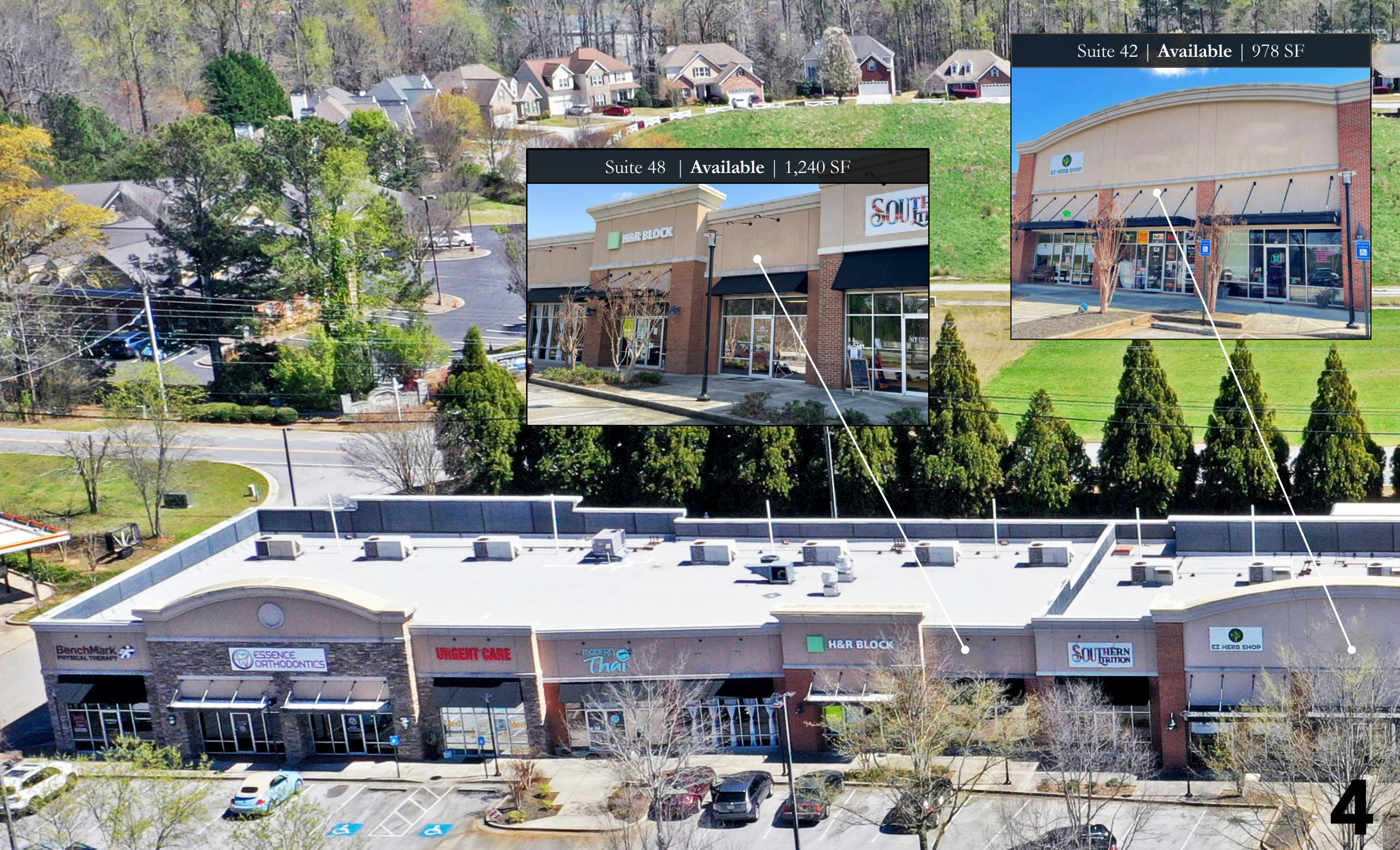
The property is an 8 minute drive from the world-class Trilith Film Studios. Trilith Studios encompasses a 700-acre site, with a 400-acre back lot. It features 1 million square feet of production facilities, with 24 sound stages, 40 on-site production vendors and 75,000 SF of stages equipped for virtual production technologies. Majority of filming of the following wildly popular films took place at Trilith Studios: Spider Man: No Way Home, Guardians of the Galaxy Vol. 3, Black Panther, Wakanda Forever and Captain America: New World Order. During the filming of these productions, the movie stars live, eat, and play in the surrounding neighborhoods. This area south of Atlanta, has become a world-wide "go-to" location for the highest budget blockbuster films shown around the world and is growing in popularity every year.





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PROPERTY TENANT MIX

Diverse Tenant Mix: With a blend of national and local retailers such as Essence Orthodontics, Benchmark Physical Therapy, H&R Block, Bark & Recreation Pet Spa, The Balance Portal Holistic Medicine and various neighborhood restaurants and service providers, the center offers a robust and diversified tenant mix, reducing dependence on any single business.



	Tenant	SF
22	Tyrone Burrito Bros	2,780
26	Brunch At Tiffany's	2,632
30	Sun N Nails	1,200
32	Tanya Raine Photography	1,200
38	Available	1,160
40	Plush Beauty Bar	1,422
42	Available	978
44	EZ Herb Supplement	1,200
46	Southern Soultrition	1,120
48	Available	1,240
50	H&R Block	1,240
54	Modern Thai	2,564
56	Urgent Care	1,400
62	Benchmark Physical Therapy	1,400
34-36	Chapultepec Mexican Grill	2,564
58-60	Essence Orthodontics	2,800

NEARBY RETAILERS

Proximity to Major Retailers and Amenities:

The center's proximity to national retailers such as Publix, Goodwill, CVS, Advance Auto Parts, as well as Sandy Creek High School and multiple subdivisions, enhances its attractiveness and accessibility to both consumers and potential tenants.











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