



FOR LEASE

Holly Springs Office Suite ±1,300 SF

**310 PAPER TRAIL WAY,
HOLLY SPRINGS, GA 30115**



SUITE
204



SPACE SIZE
±1,300 SF



MONTHLY
\$2,383

- Suite 204, ±1,300 SF single office with utilities and wi-fi included, perfect for a streamlined, all-inclusive workspace
- The suite features four offices, reception area and conference room.
- Prime location with easy access to surrounding amenities
- Flexible lease terms to suit your business needs
- Well-maintained, professional office park environment
- Ample on-site parking for tenants and visitors
- Building signage available for increased business visibility

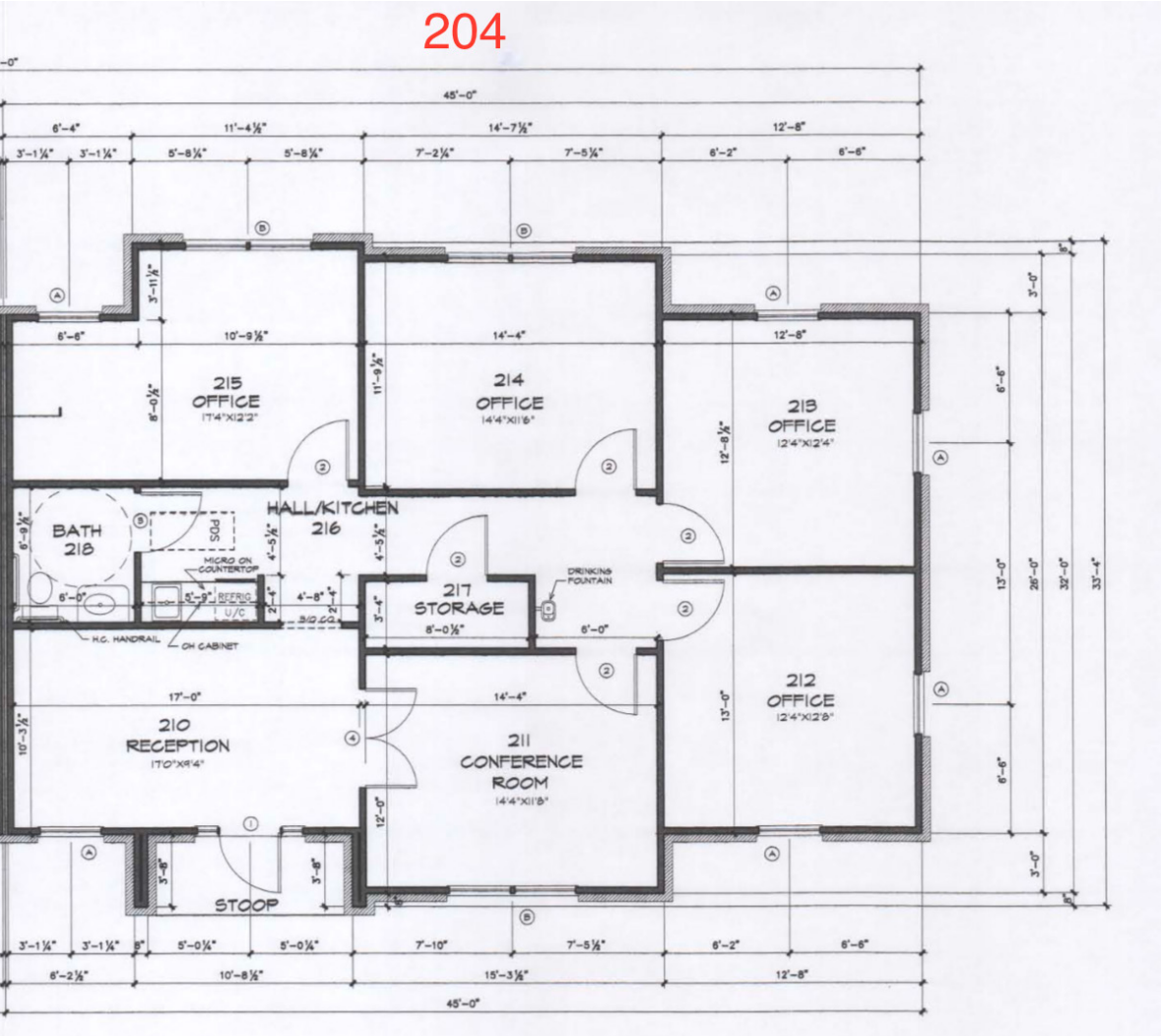
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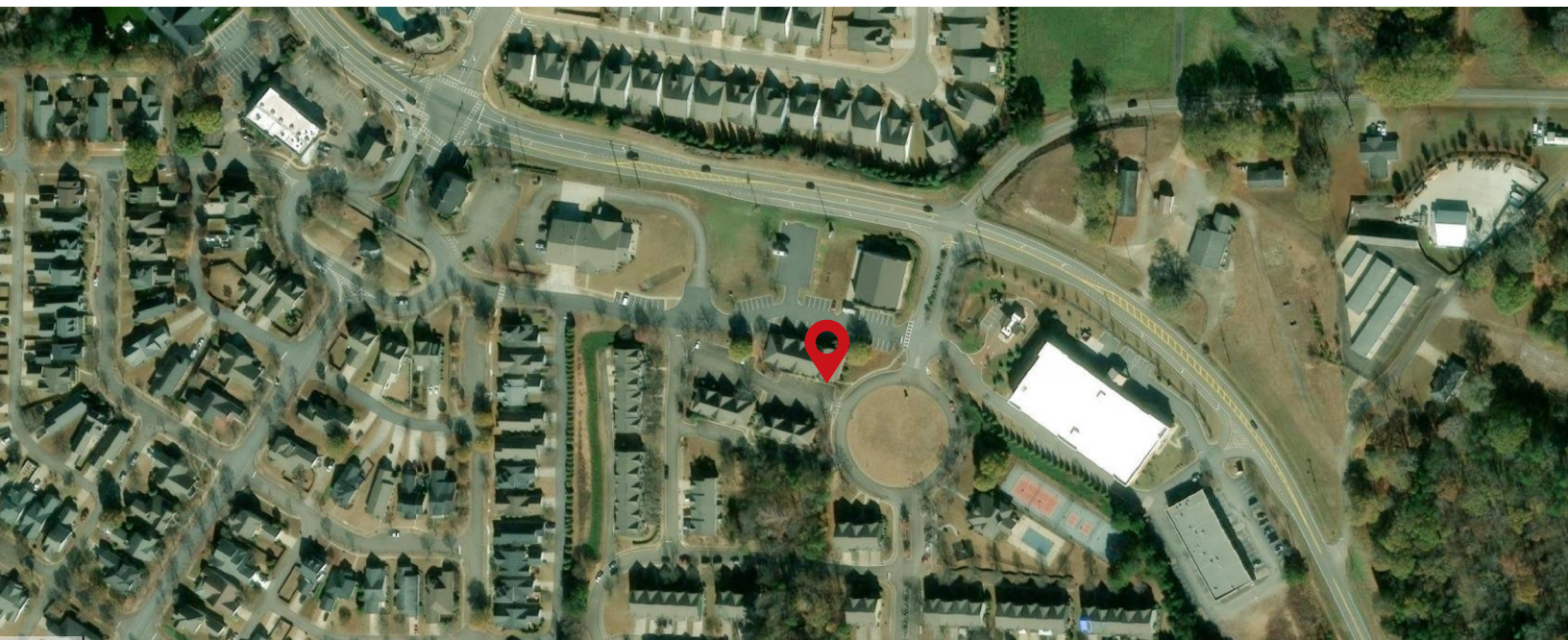
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FLOOR PLAN - SUITE 204



AERIAL VIEW



DEMOGRAPHICS



Population



of Household



Avg. Household Income



Avg. Annual Retail Spending



Median Disposable Income

	Population	# of Household	Avg. Household Income	Avg. Annual Retail Spending	Median Disposable Income
1—Mile	23,569	4,065	\$142.7K	\$47,126	\$108,965
3—Miles	198,054	45,140	\$128.0K	\$45,768	\$102,445
5—Miles	427,864	122,727	\$107.0K	\$40,881	\$85,580

FOOD & BEVERAGE

Las Palmas Holly Springs	0.7 mi
Roi Thai Cuisine	0.7 mi
Saporitos Pizza & Italian	0.7 mi
Naar Mediterranean Bar	1.4 mi
Taco Bell	1.8 mi
7 Tequilas Restaurant	1.9 mi
Frosty Frog Creamery	1.9 mi
Wendy's	1.9 mi
Dunkin'	1.9 mi
Bojangles	1.9 mi
Chick-fil-A	1.9 mi
Waffle House	2.0 mi
Domino's	2.0 mi
Johnny's Pizza	2.0 mi
Taco Macho	2.0 mi

STORES/RETAIL

Walgreens	1.8 mi
Publix	2.0 mi
CVS	2.0 mi
Kroger	2.3 mi
Kohl's	2.8 mi
Target	2.9 mi
Walmart Supercenter	3.4 mi
Ingles	4.2 mi
ALDI	4.2 mi
The Outlet Shoppes	6.9 mi

LANDMARKS/ATTRACTIONS

Holly Springs Train Station	1.5 mi
J.B. Owens Park	3.0 mi
Downtown Canton	4.5 mi
Etowah River Park	5.0 mi
Cherokee County Aquatic Center	5.5 mi
Blankets Creek Trail	5.5 mi
Olde Rope Mill Park	6.1 mi
The Outlet Shoppes	6.9 mi
Downtown Woodstock	8.5 mi



