



THE
EXCHANGE
APARTMENTS

H
Holiday Inn
Express
& Suites

Piedmont
UrgentCare

BODYFLEX
FITNESS

GENTLE DENTAL GROUP
your daily wellness

SMOOTHIE KING
Friends
SPORTS GRILL

YOUR PIE

SITE

TOP DAWG
TAVERN
MARGARITAS

HAPPY TAILS
VETERINARY CARE

amc
THEATRES

AMC EXPRESS
CARRE WHOLE

TACO BELL

THE VARSITY

LONGHORN
STEAKHOUSE

MOE'S
MARCO'S
PIZZA

SILVER
ORTHODONTICS

GATEWAY GARDENS
ASSISTED LIVING & MEMORY CARE

FOR GROUND LEASE OR BUILD-TO-SUIT

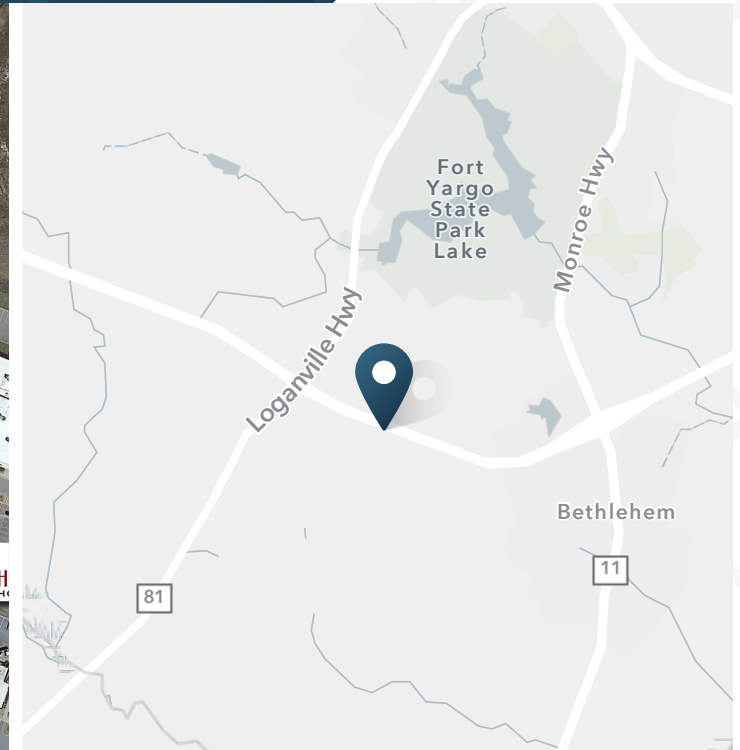
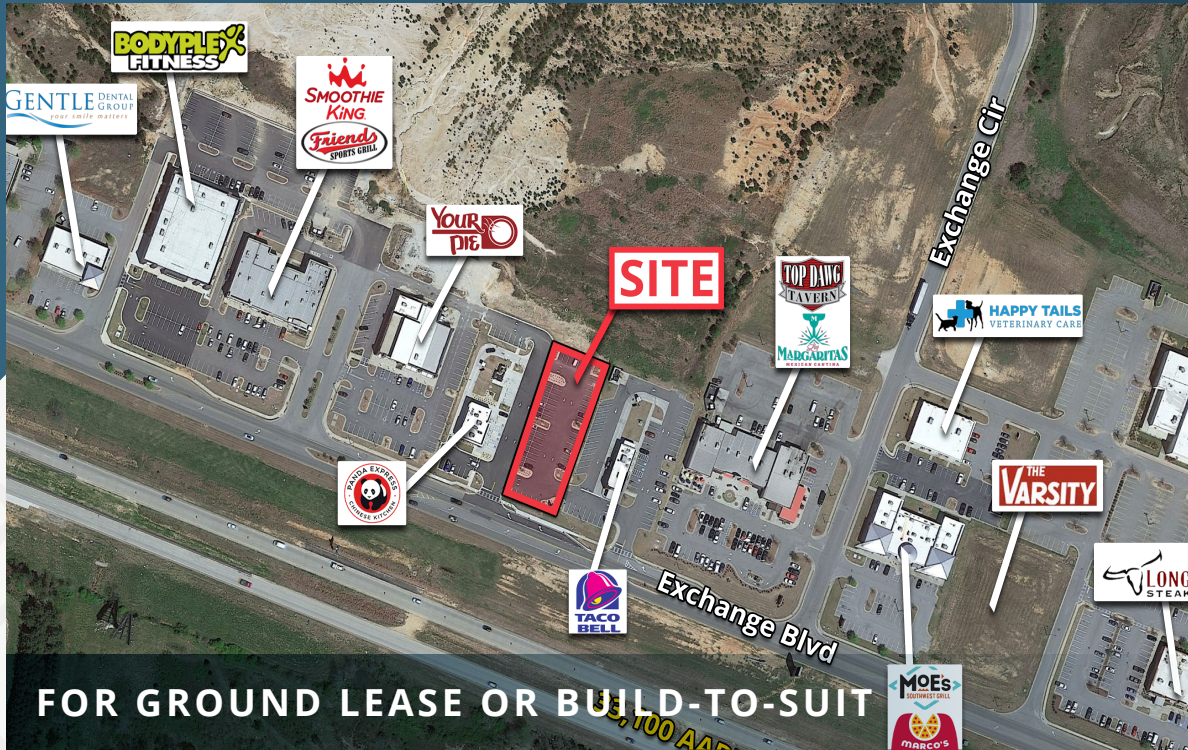
Pad Site

382 Exchange Blvd | Bethlehem, GA 30620

SRS

Pad Site

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.73 AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Positioned near major retailers offering strong exposure and accessibility
- Convenient access to GA-316, a major thoroughfare connecting Athens to Metro Atlanta
- Located in a thriving retail hub near national tenants like Walmart, Publix, and Chick-Fil-A
- Bethlehem is experiencing rapid residential and commercial expansion, driving demand for new businesses

JOIN THESE RETAILERS



TRAFFIC COUNTS

Exchange Blvd
Loganville Hwy

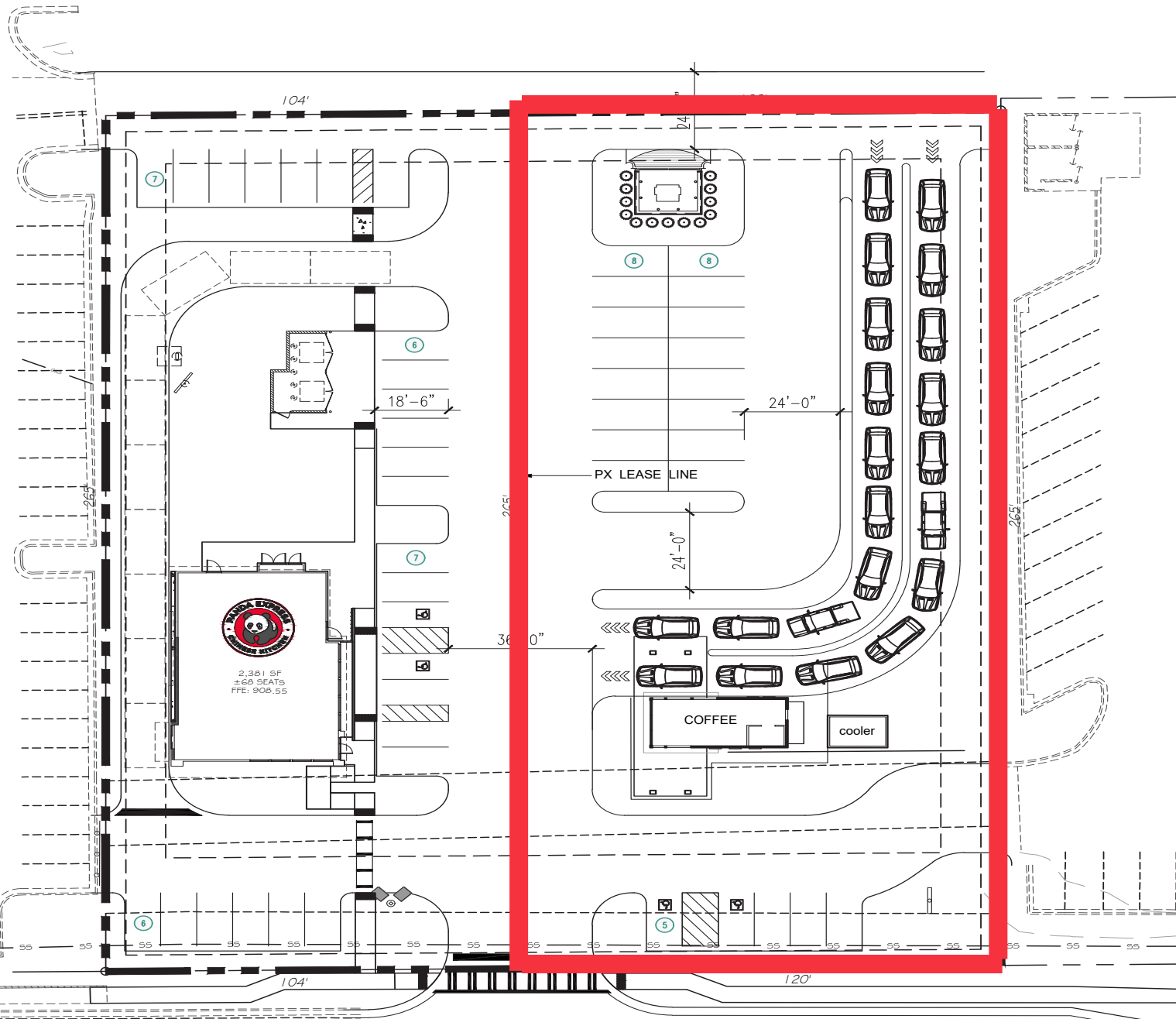
33,700 AADT
17,700 AADT





Conceptual Site Plan

382 Exchange Blvd | Bethlehem, GA 30620



BETHLEHEM, GA - LEASE PLAN 2

Lot Area: ± 1.36 AC
(± 59,329 s.f.)
- PX LOT 27,495 s.f. (46.4%)
- CFT LOT 31,834 s.f. (53.6%)

Building Area: XXXX s.f.
- PX FSDT 2,381 s.f.
- CFT FSDT xxxxx s.f.

Required Parking: XX Spaces
- PX FSDT 14 spaces
- CFT xxx spaces
* Restaurant parking ratio: 1 space / 200 s.f.

Provided Parking: 47 Spaces
- PX LOT 26 spaces
- CFT LOT 21 spaces

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DEMOGRAPHIC HIGHLIGHTS

3 MILES

19,299	16,233	\$91,915	6,332
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

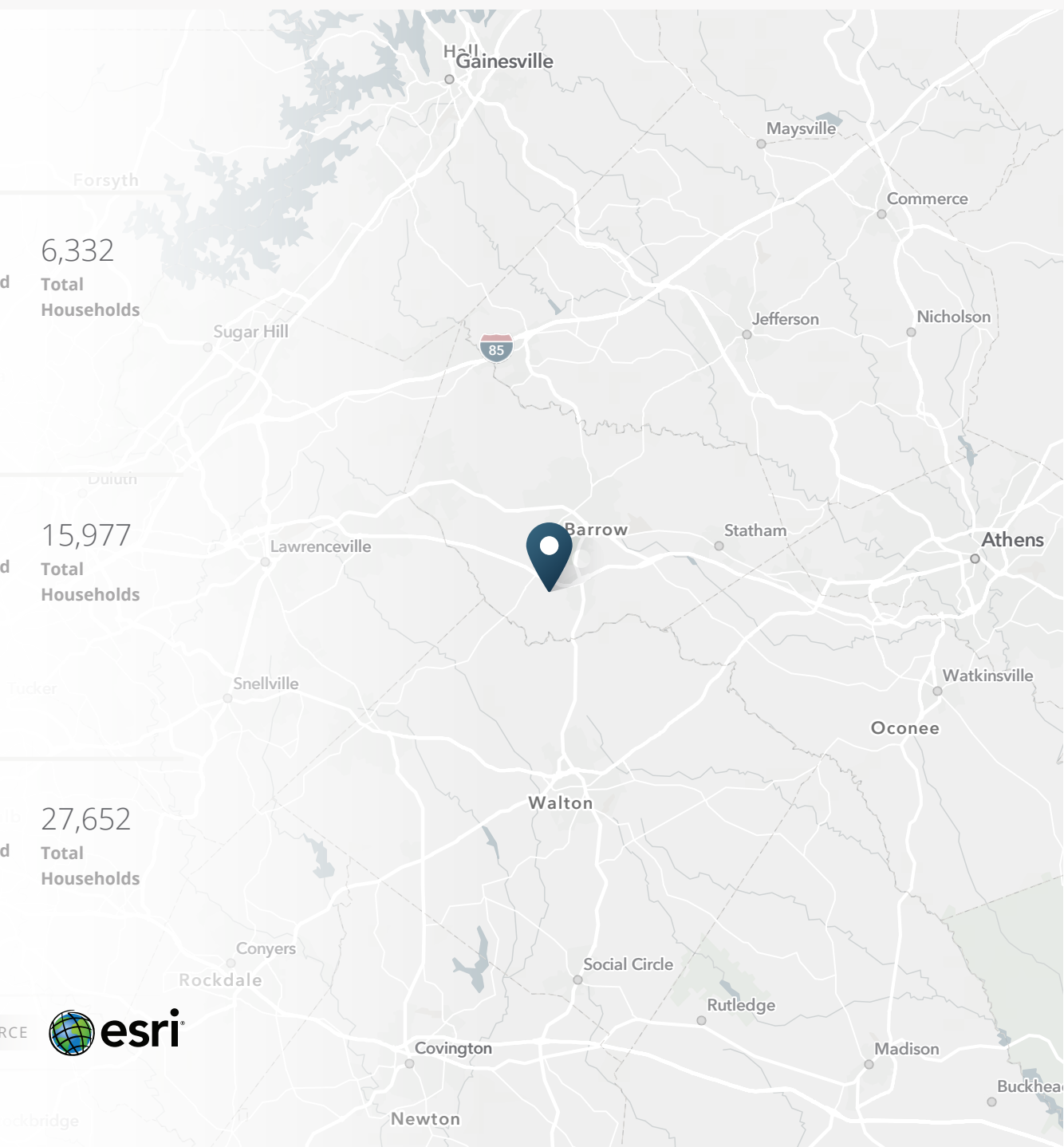
47,497	43,403	\$95,126	15,977
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

81,113	65,345	\$102,448	27,652
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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