

FOR LEASE

1,792 SF of Retail Space Available

THE MILLERY
AT MABLETON

770 Nickajack Road SW
Mableton, GA 30126



 OAKHURST
REALTY
PARTNERS

Delivery 1st Quarter 2024



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Project location and surrounding area description.

Highlights – Page 3-4

Retail space Architectural and Engineering parameters.

Maps & Photos – Page 4-8

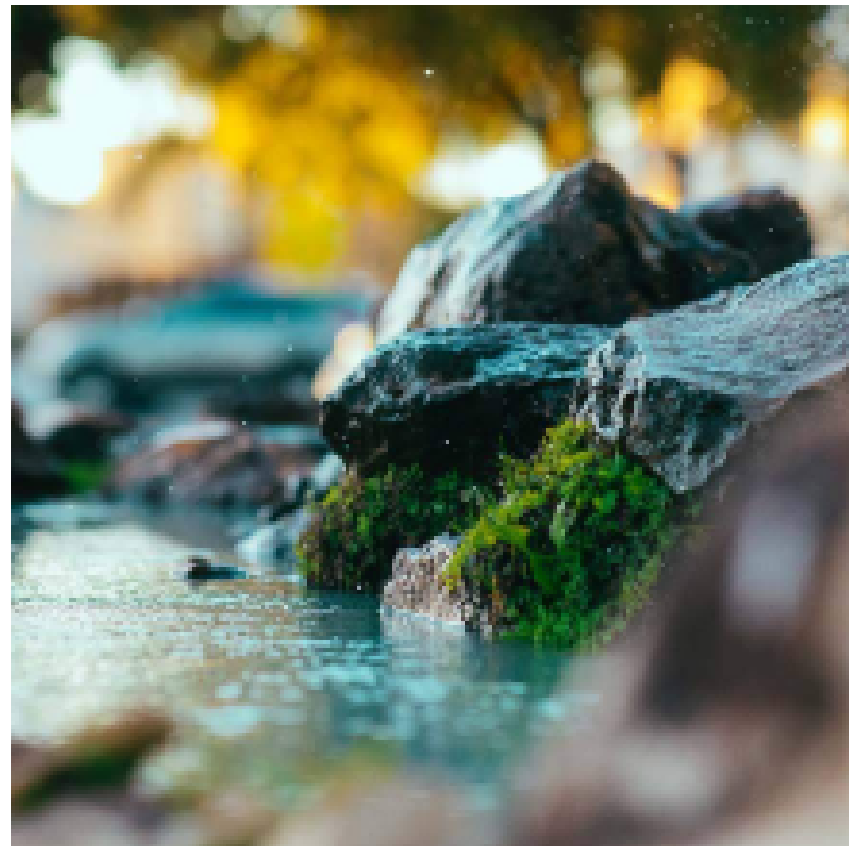
Maps and Photographs, Neighborhood and Surrounding areas.

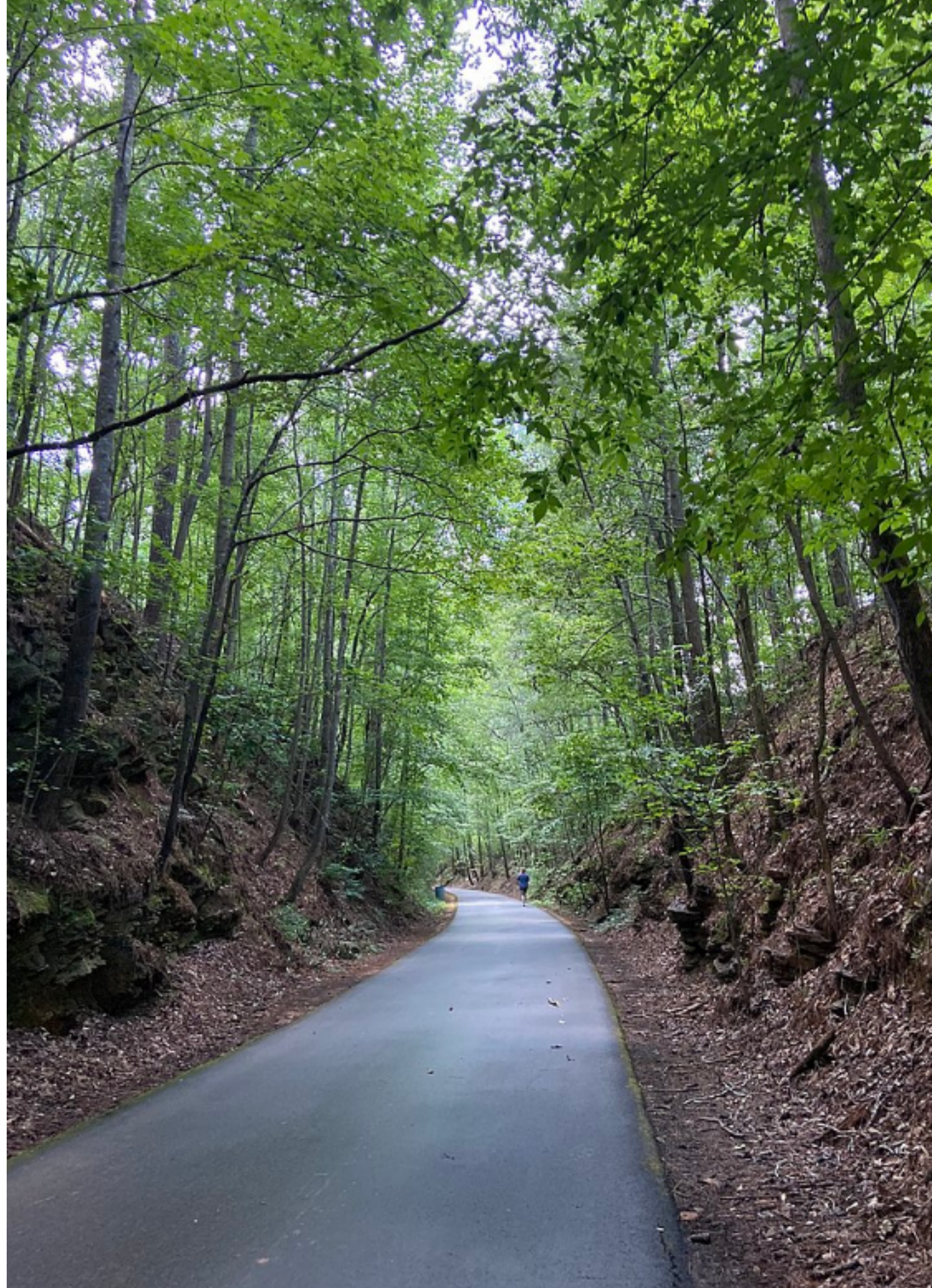
Financial – Page 9

Financial, owner tenant build-out contribution.

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Prestwick Companies.





Overview

The retail space is located at the main corner of building 1000 and has direct access to the main intersection of Floyd Road and Nickajack Road. Interstate I-285 is easily accessed via East-West Connector.

Surface parking is provided for future patrons of the retail space. For those who prefer walking, they can easily reach us via Silver Comet Trail which is just 1 mile away.

The rest of the project is comprised of 188 residential units which bring more prospective customers to the area.

Retail space itself offers high ceilings, storefront glazing, and plenty of natural light. Sidewalk right outside of the retail space is comprised of permeable pavers and presents an opportunity for outdoor seating area with tables and chairs.

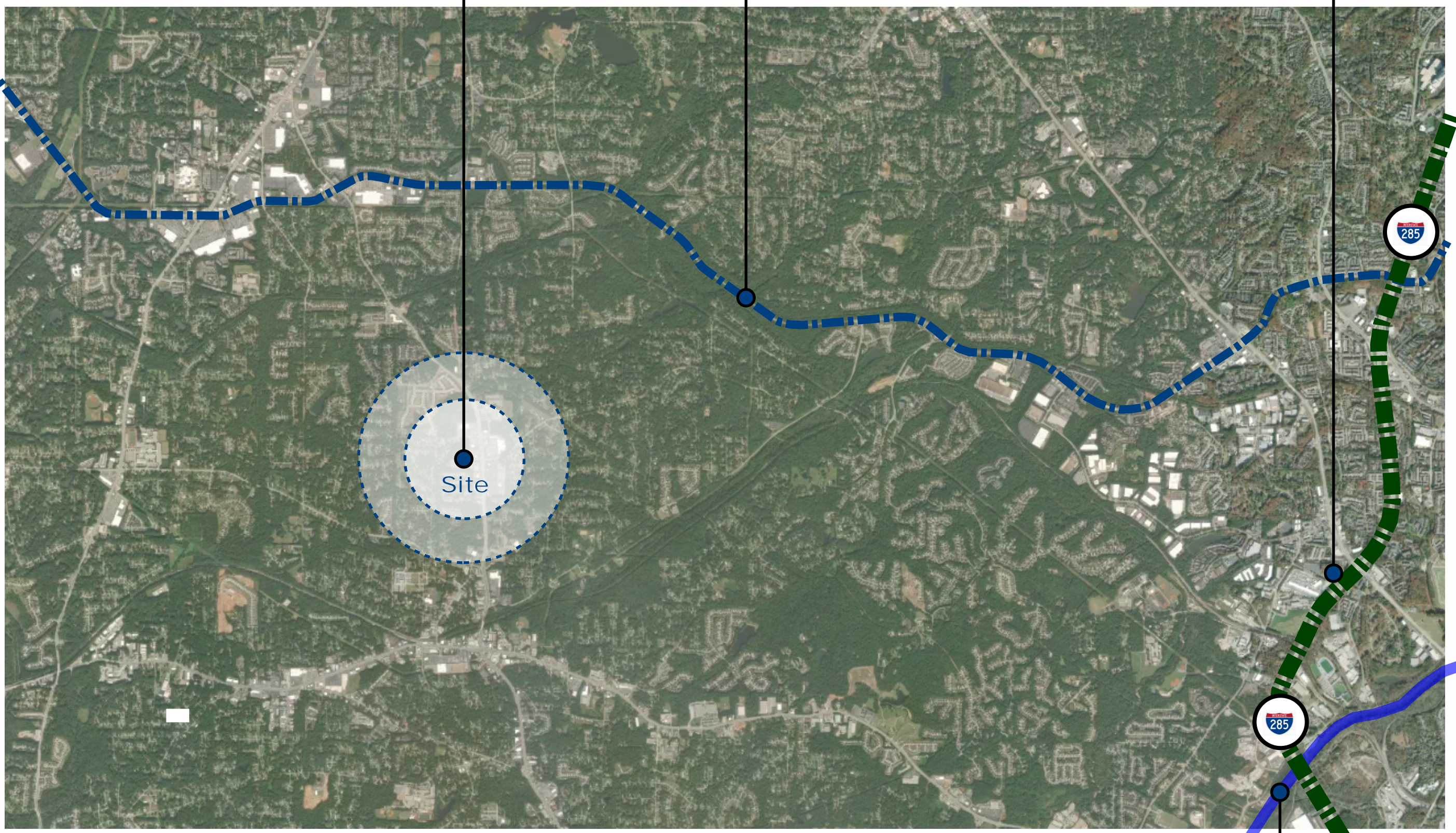


For more information, please contact:
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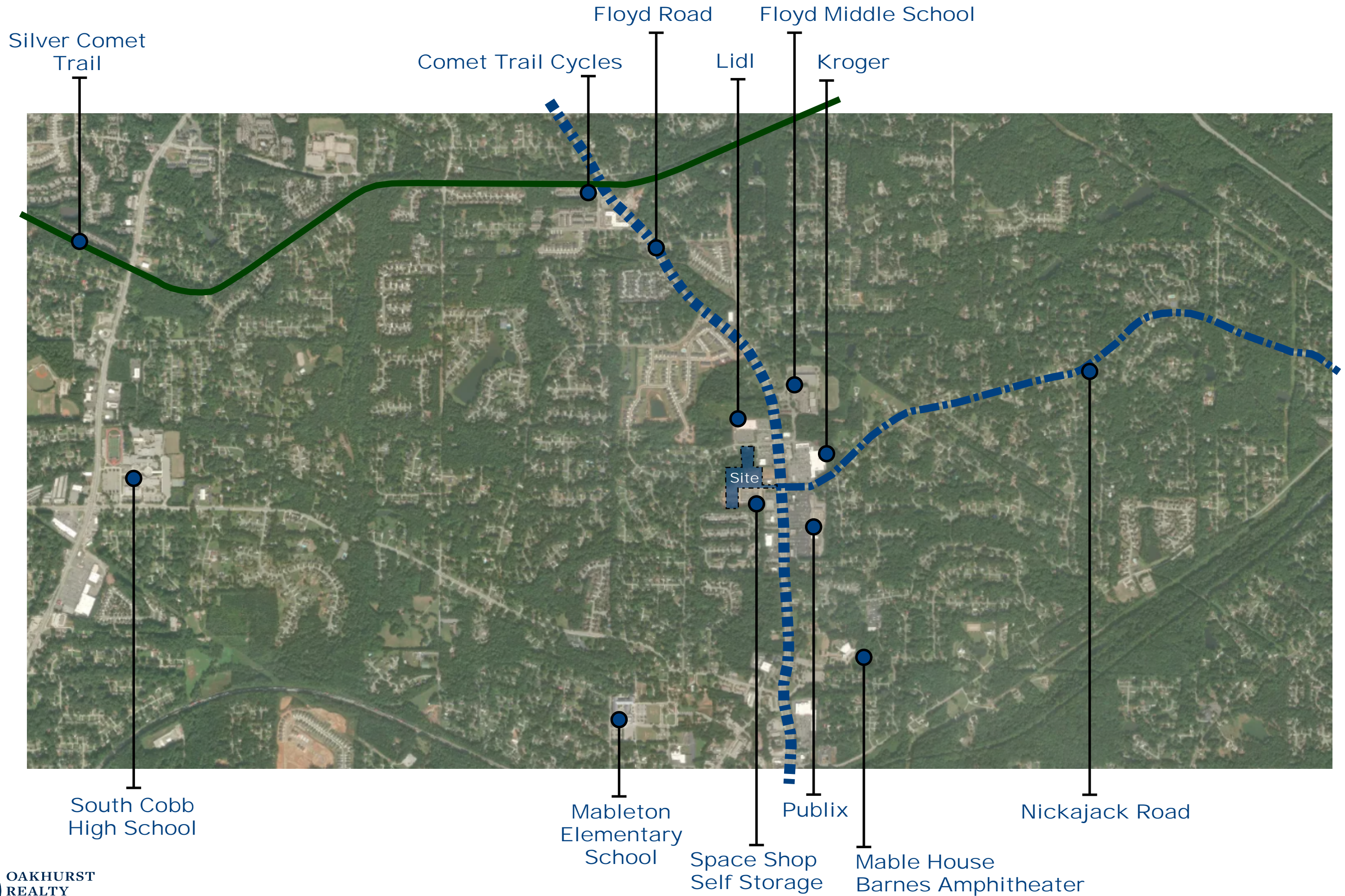
East-West
Connector

Interstate 285
The Perimeter



Site

Chattahoochee
River



Retail Market Overview

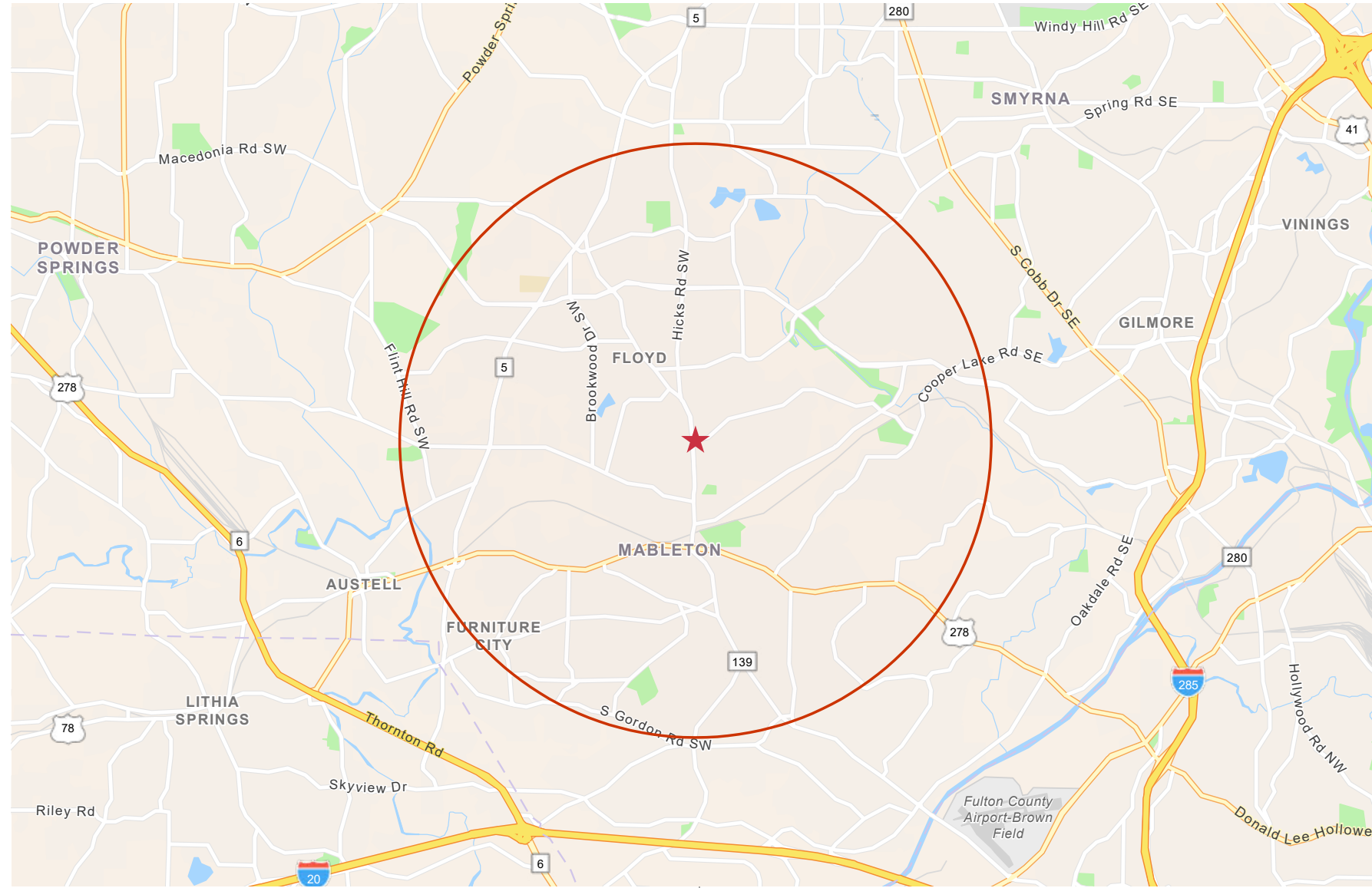
Mableton is a robust retail sub market and home to many well-known brands



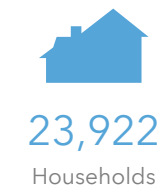
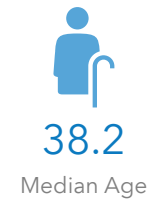
 19 Miles From Atlanta Airport

 32,800
Cars Per Day

Consumer Demographics



KEY FACTS



EMPLOYMENT



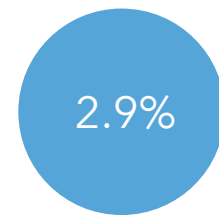
White Collar



Blue Collar



Services



Unemployment Rate

BUSINESS



1,708

Total Businesses



18,770

Total Employees

EMPLOYMENT



65.1%

White Collar



23.0%

Blue Collar



11.8%

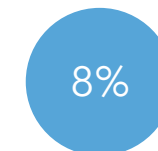
Services



2.9%

Unemployment Rate

EDUCATION



No High School Diploma



21%

High School Diploma



25%

Some College



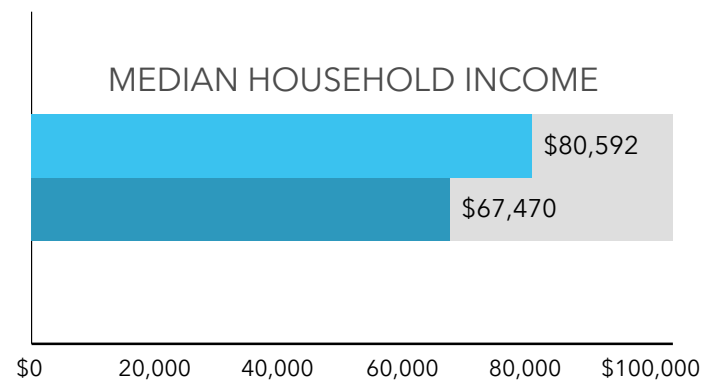
42%

Bachelor's/Grad/Prof Degree

Consumer Demographics

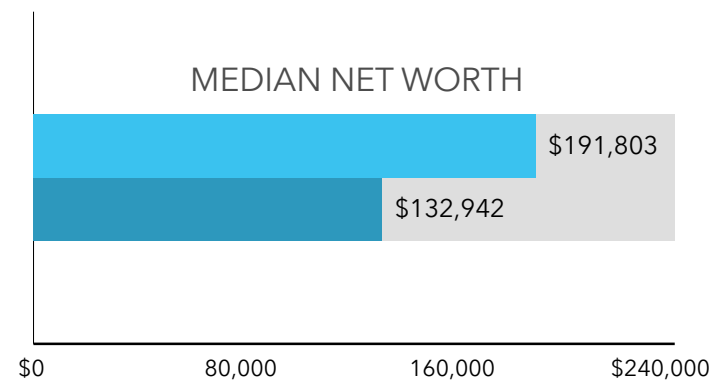
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



Bars show comparison to

Georgia

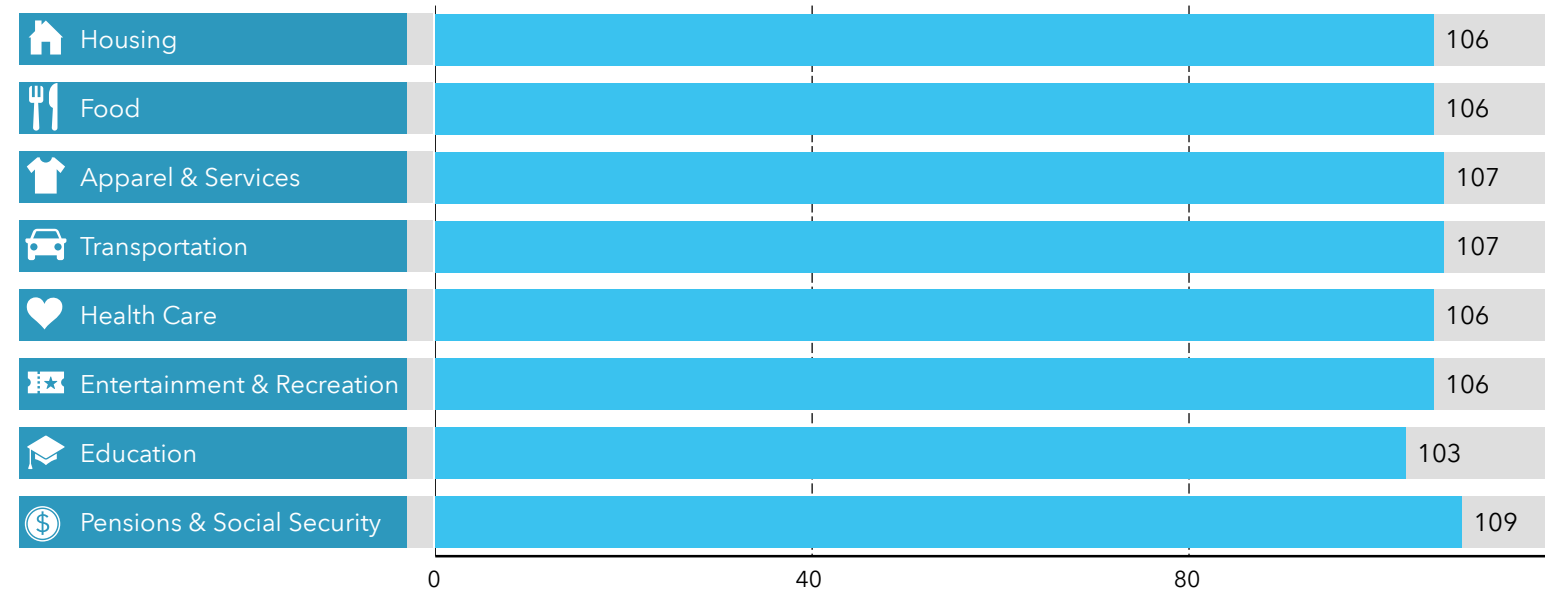


Bars show comparison to

Georgia

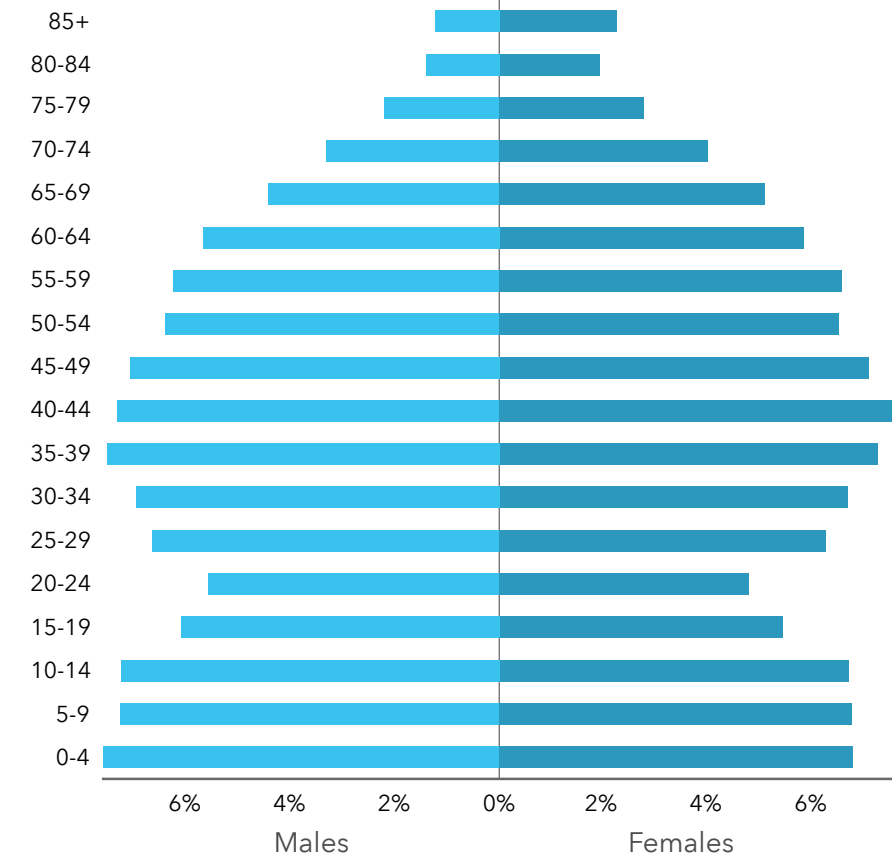
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



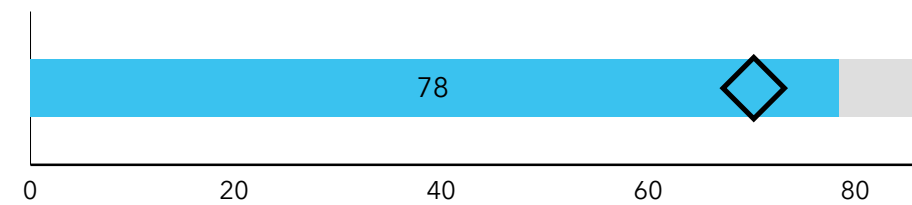
AGE BY SEX

Median Age: 38.2



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

Georgia

WHITE BOULEVARD

Secondary Site Entrance

6000

5000

4000

2000

1000

Retail

3000

Primary Site Entrance

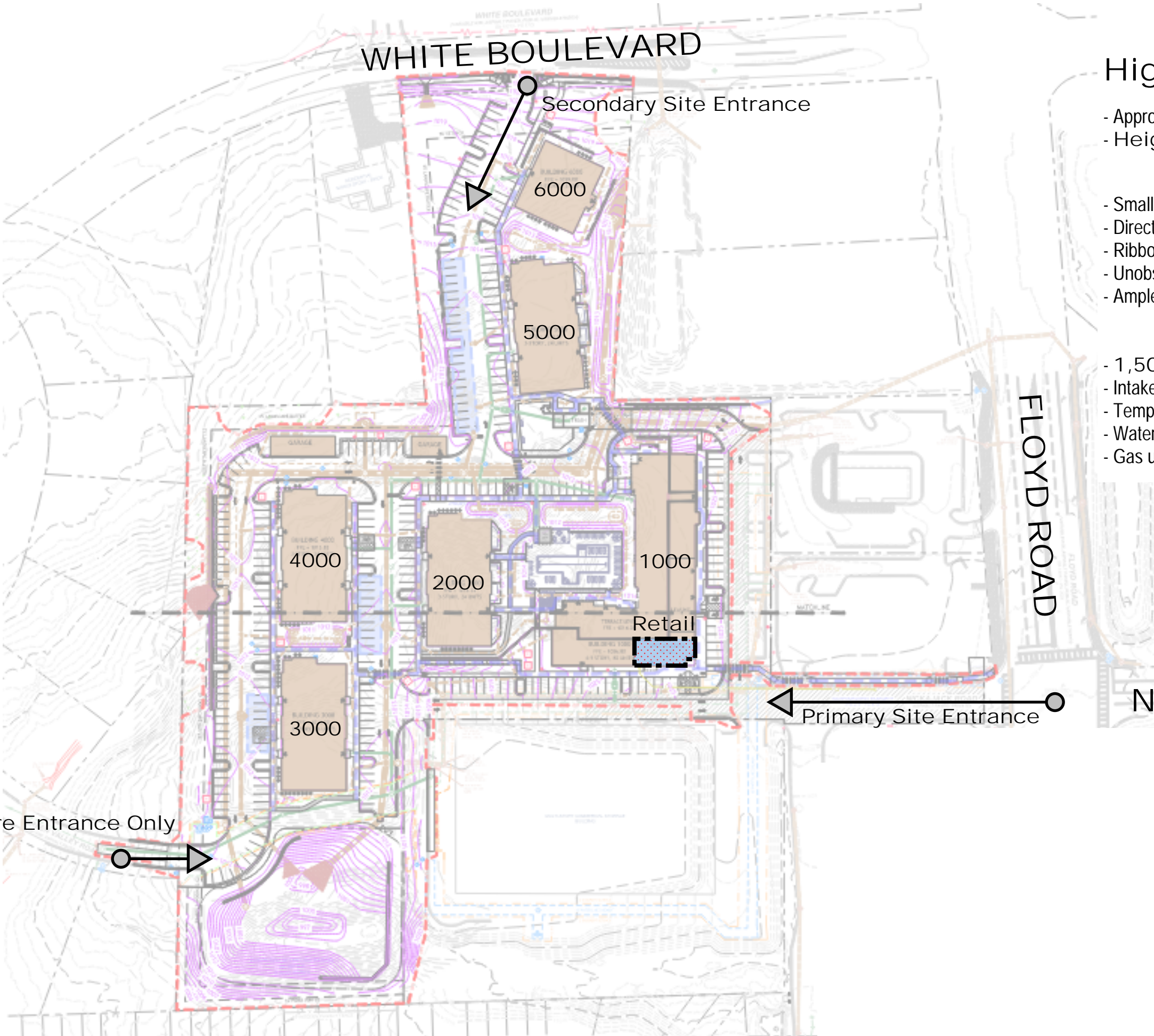
FLOYD ROAD

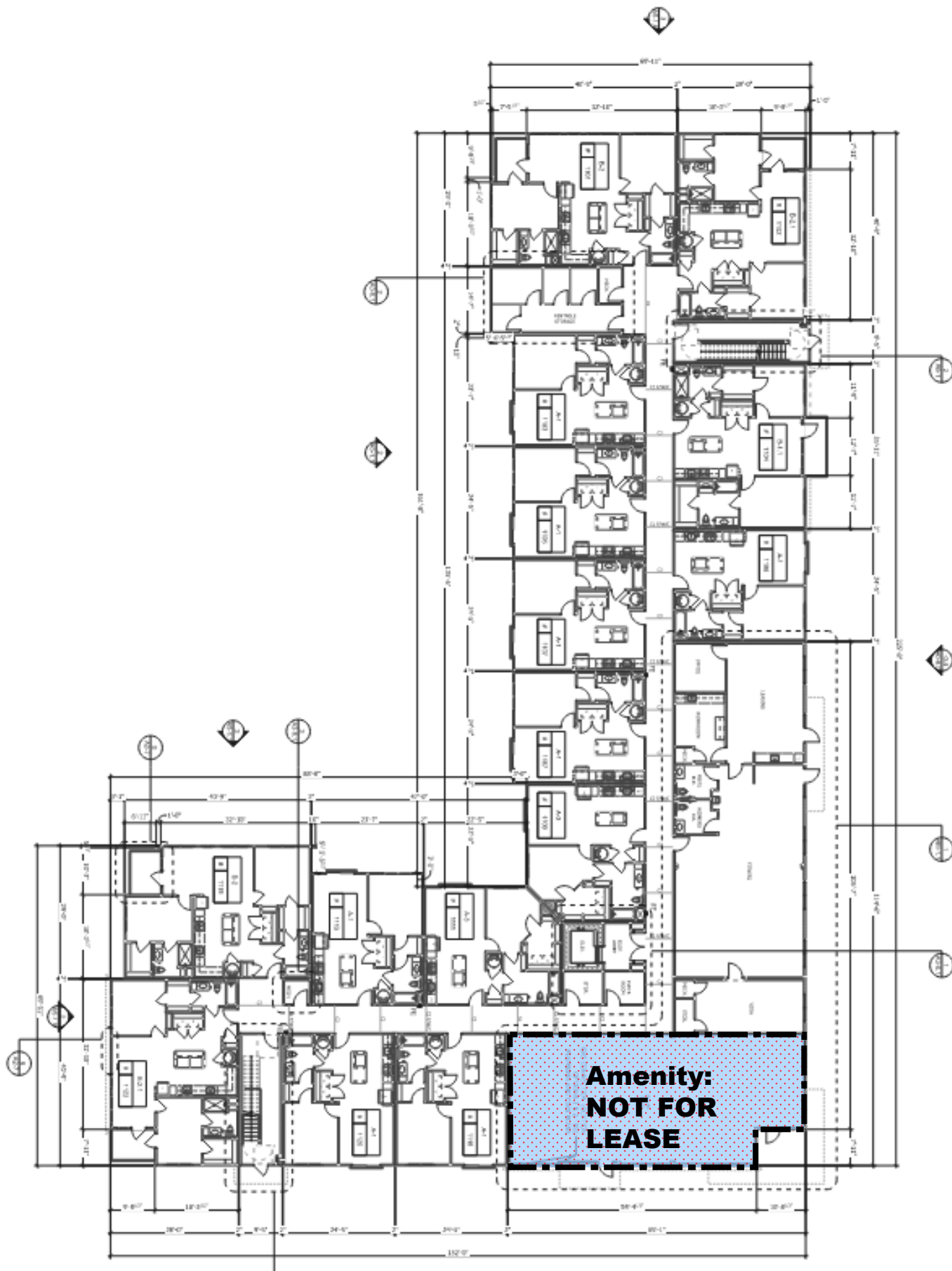
NICKAJACK ROAD

Highlights

- Approximately 1,792 Square Feet of usable space.
- Height of 10'-0" from top of slab to the bottom of ceiling.
- Small Outdoor Patio.
- Direct access point to Floyd Road.
- Ribbon slab to allow flexibility for tenant build-out.
- Unobstructed clear span.
- Ample amount of storefront glazing.
- 1,500 Gallon grease trap.
- Intake and exhaust louvers for future restaurant use .
- Temporary commercial space heaters
- Water and Sewer stub out are available.
- Gas utility is available.

Fire Entrance Only

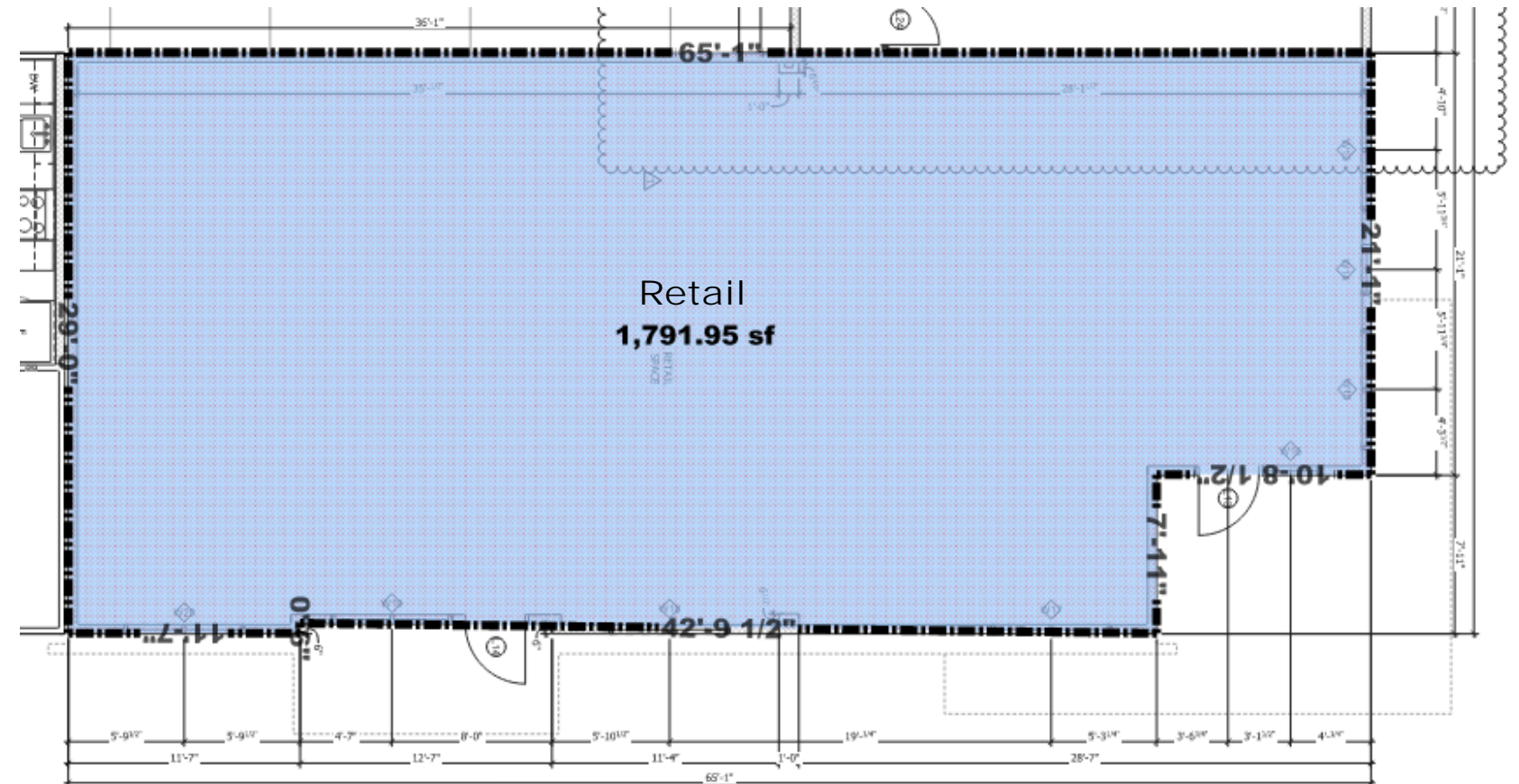




Overall Building Plan

Highlights

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Enlarged Retail Plan

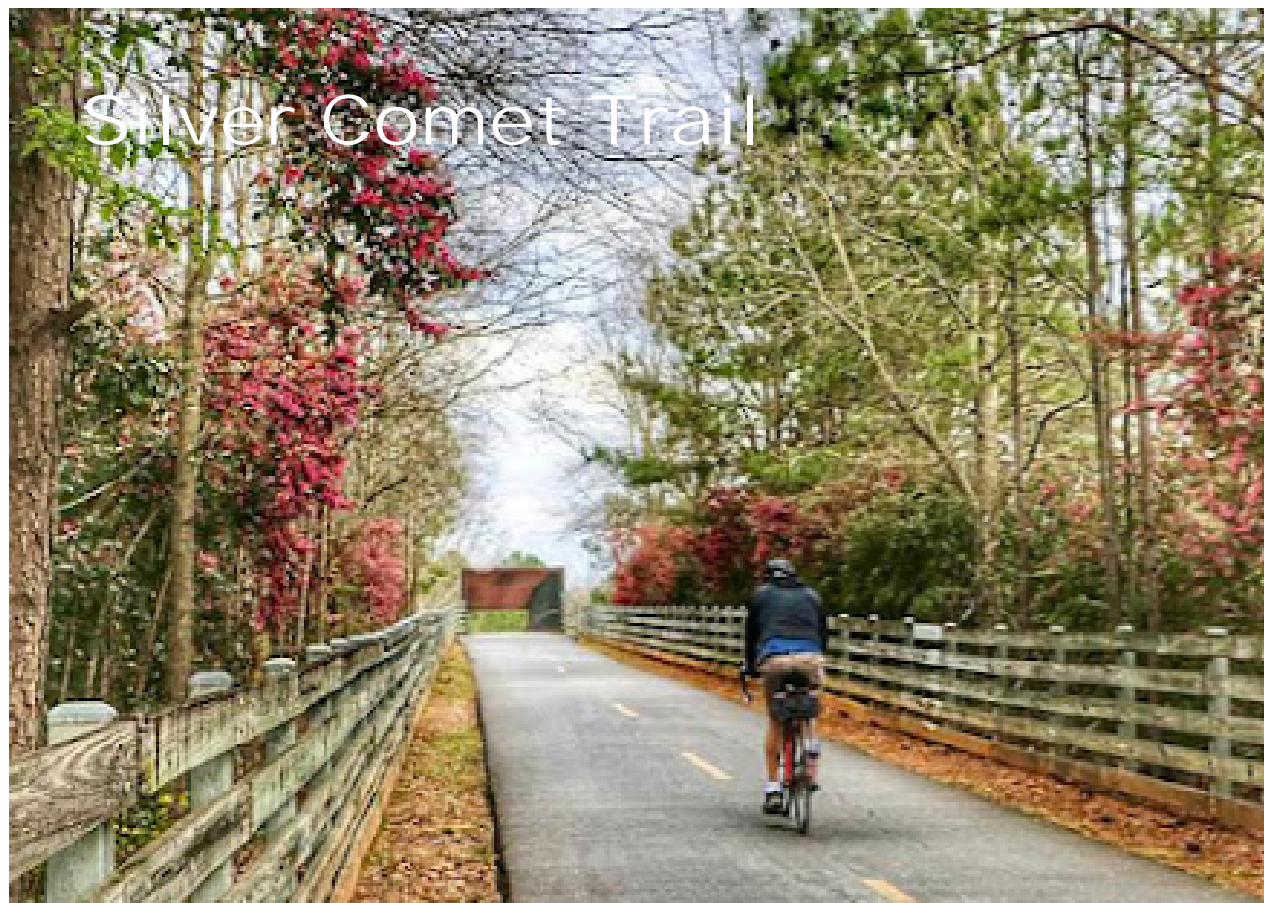
Lidl



Comet Trail Cycles



Silver Comet Trail



Mable House
Barnes Amphitheater

