



FOR LEASE

Asking Rent: NEGOTIABLE

Suite B-3

Richmond Hill Exchange

60 Exchange Street
Richmond Hill, GA 31324

MORE INFORMATION:

JOHN GILBERT, CCIM
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Richmond Hill Exchange

60 Exchange Street, Richmond Hill, GA



PROPERTY OVERVIEW

PROPERTY SUMMARY

Address	60 Exchange Street
Total SF	24,650 SF
Available Suites	B-3 (1,514 SF)
Rate	Negotiable
Year Built	2009
Land Area	4.65 Acres
Zoning	C-1

HIGHLIGHTS

- Kroger-shadow center in Richmond Hill, GA
- On Highway 144, Richmond Hill's primary retail corridor, just East of Interstate 95 interchange
- Access, visibility, and signage on Highway 144/Ford Avenue
- Abundant Parking
- Surrounded by national tenants
- Extremely successful/stable center with little turnover since construction 15 years ago

SURROUNDING TENANTS



FOR LEASE

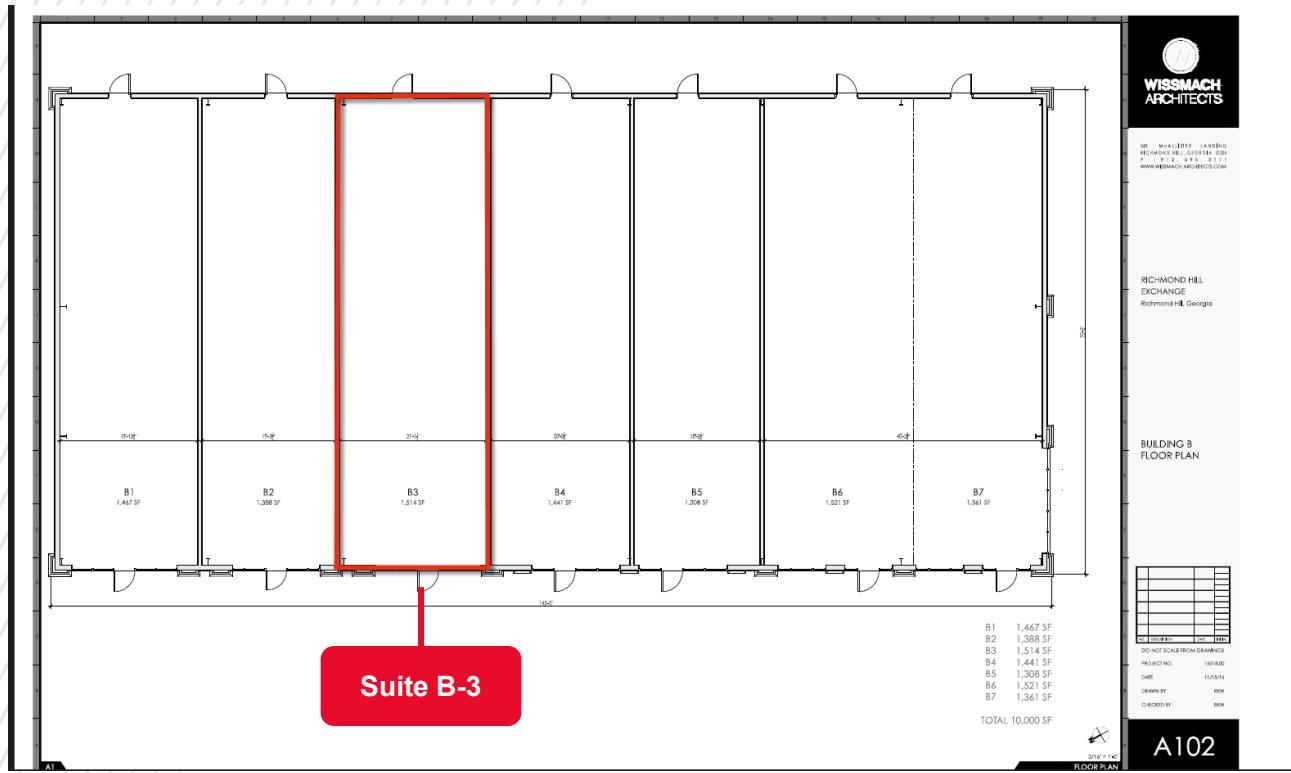
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GILBERT & EZELLE

FLOOR PLAN



Suite	SF	Asking Rate
B-3	1,514	Negotiable



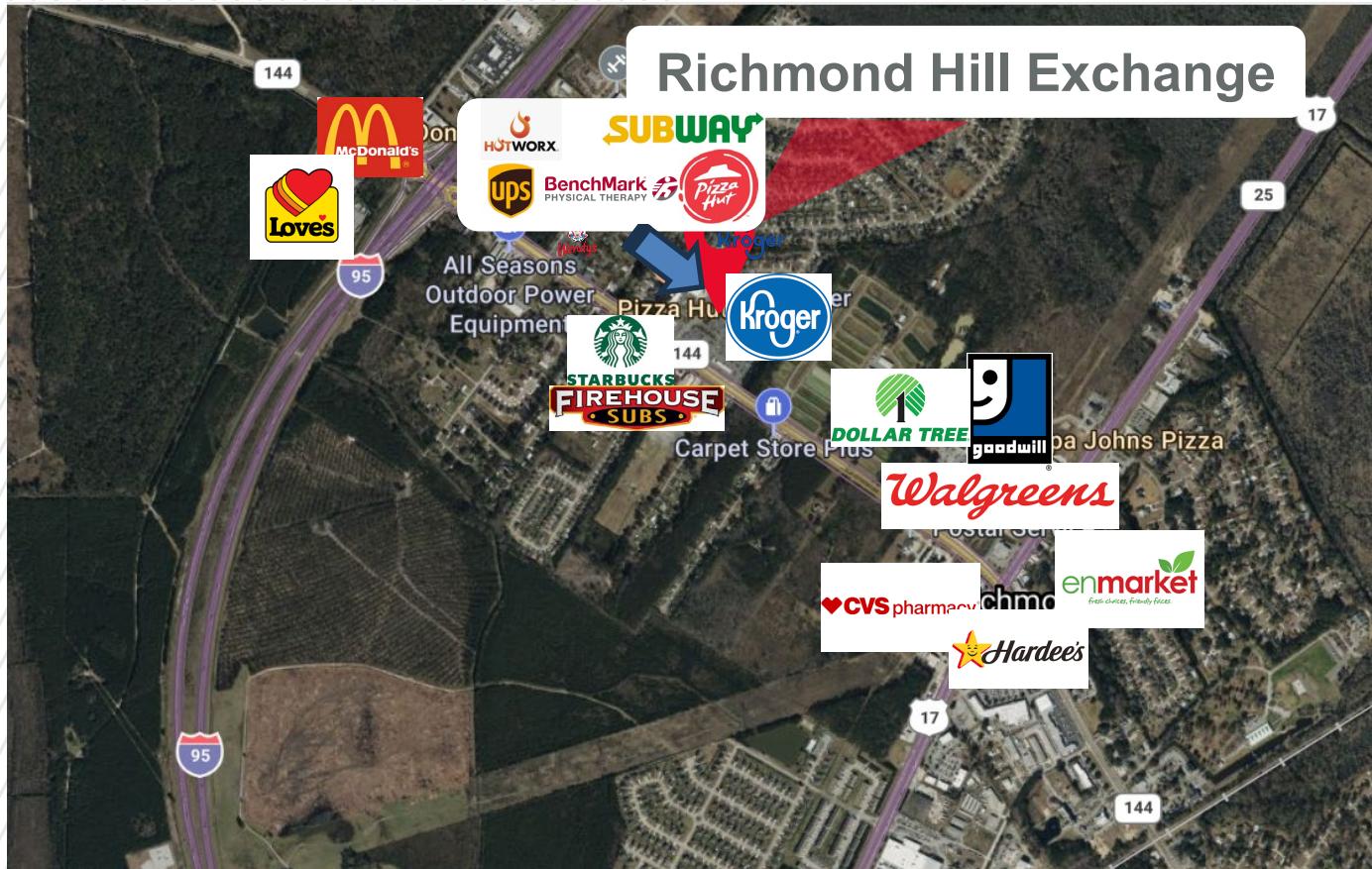
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LOCATION & DEMOGRAPHICS



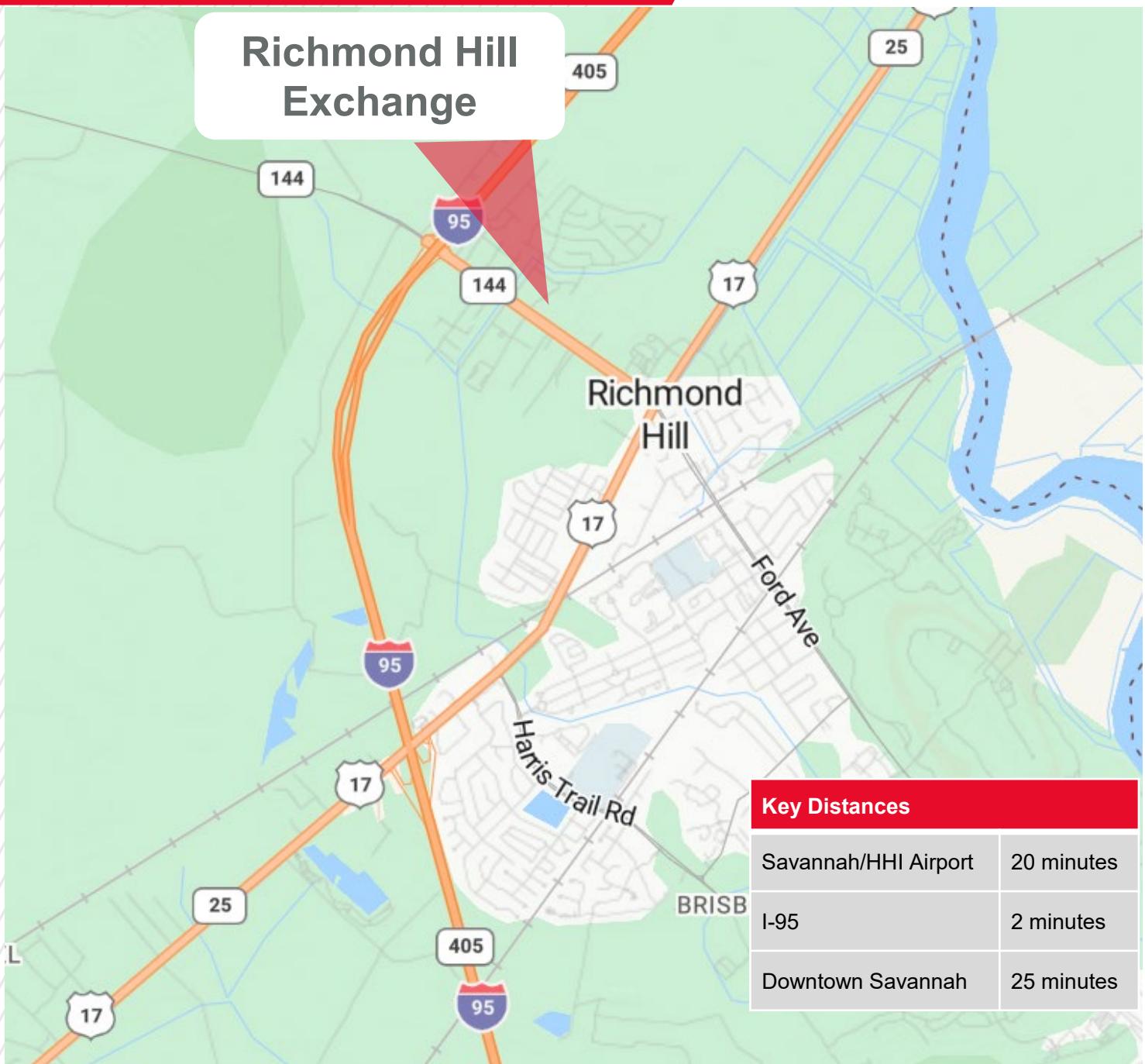
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,782	15,615	30,367
2029 Population (Projected)	3,189	18,129	34,668
2024-2029 Annual Rate	2.77%	3.03%	2.68%
Average Age	37.0	33.3	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	910	5,644	11,015
# of Persons per HH	3.02	2.74	2.74
Average HH Income	\$122,044	\$102,719	\$102,840
Per Capita Income	\$43,115	\$36,429	\$37,161

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