

FOR LEASE



SHOPS OF  
SOUTHAMPTON

26 Carriage Oaks Dr

RETAIL PROPERTY FOR LEASE

HARRISON PROPERTIES  
LEASE SUMMARY



**PROPERTY DESCRIPTION**

The property is positioned strategically along Tyrone's Hwy-74. The center boasts exceptional visibility and attractive signage, ensuring maximum exposure to a high volume of car traffic. It carries a strong, diverse tenant-mix, including national brands like Essence Orthodontics, H&R Block, and Benchmark Physical Therapy.

**PROPERTY HIGHLIGHTS**

- Available suites include Suite 26 (Former Brunch Restaurant)
- Unanchored retail center in a strong Atlanta Metro submarket 20 minutes south of Hartsfield Jackson Atlanta International.
- Strong tenant mix of neighborhood retailers, restaurants & medical office users.

**OFFERING SUMMARY**

Address:	26 Carriage Oaks Dr., Tyrone, GA 30290
County:	Fayette
Available Suites:	Suite 26/Suite 40
Available SF:	2,632 SF (26)
Lease Rates:	\$18.00/SF NNN
NNN:	\$4.84/SF

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# HARRISON PROPERTIES SUITE PHOTOS



SHOPS OF SOUTHAMPTON

*Tyrone, Georgia*

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HARRISON PROPERTIES  
PROPERTY PHOTOS



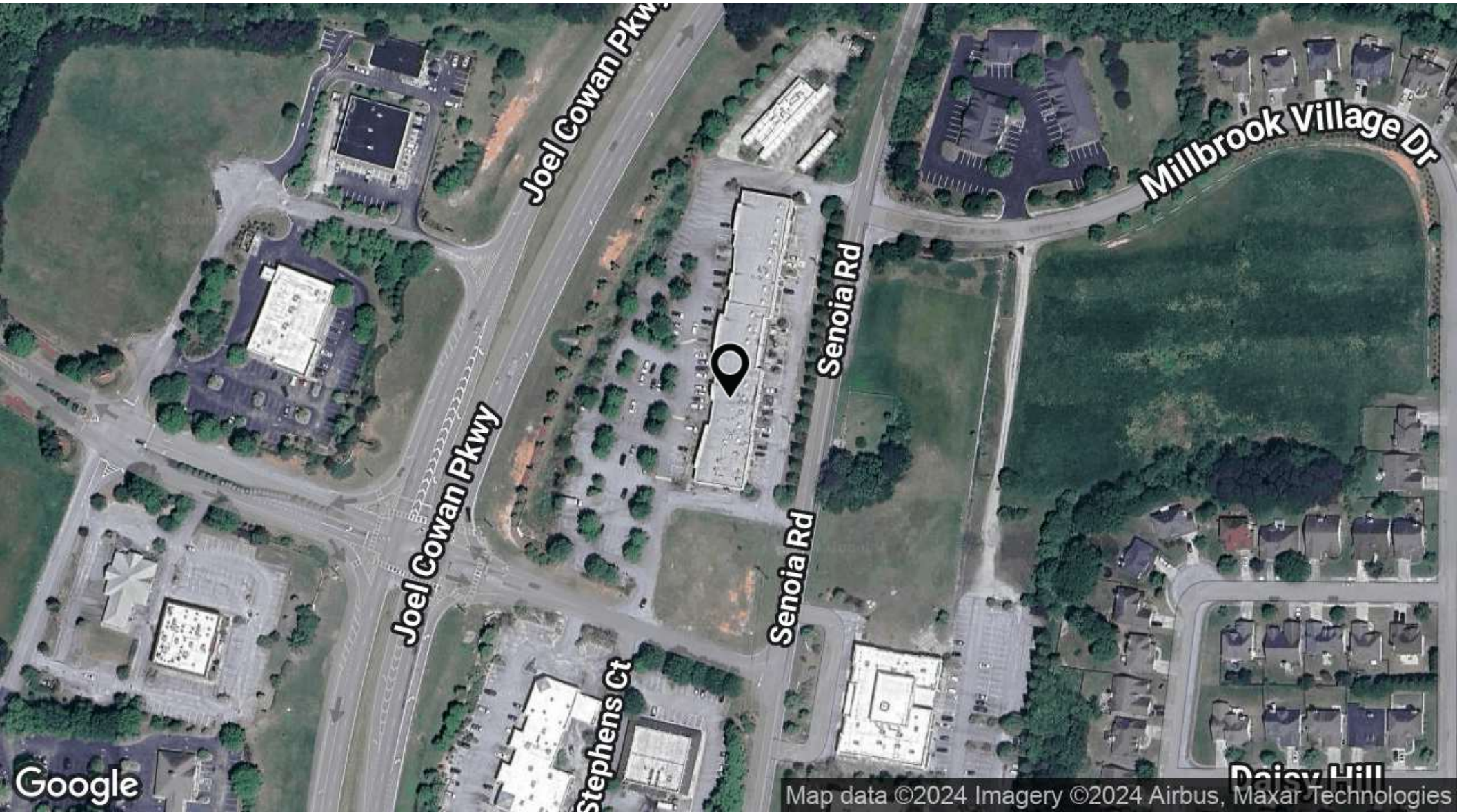
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LOCATION MAP



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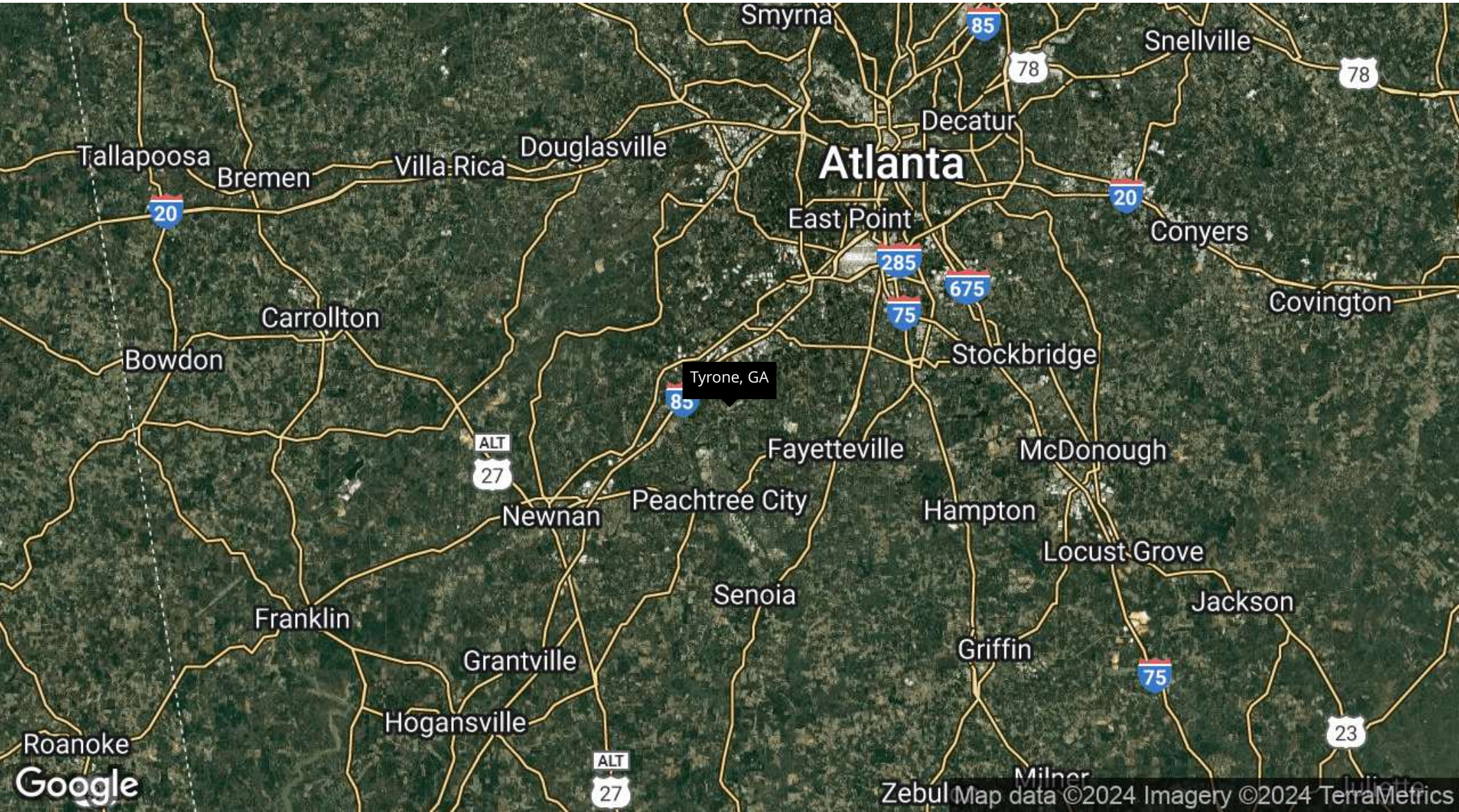
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HARRISON PROPERTIES  
REGIONAL MAP



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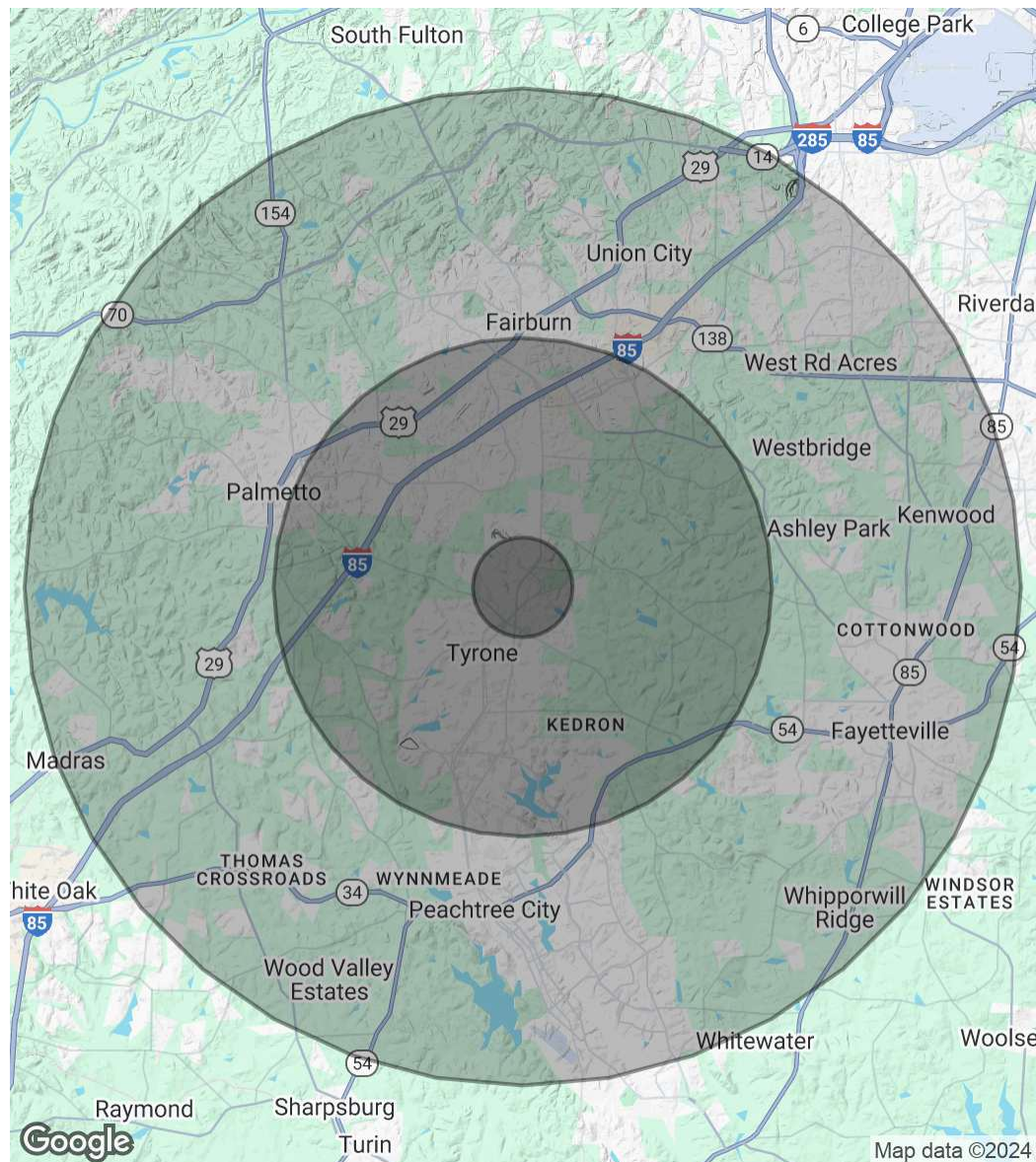
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# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,472	48,163	200,248
Average Age	41.7	38.2	37.1
Average Age (Male)	40.1	37.5	35.5
Average Age (Female)	42.7	38.8	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	514	17,333	72,110
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$97,249	\$93,220	\$81,510
Average House Value	\$333,765	\$305,492	\$245,860

2020 American Community Survey (ACS)



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