

3058 Anvil Block Road
Ellenwood, GA 30294
Clayton County

LEASE SPACE AVAILABLE
ELLENWOOD TOWN CENTER



AVAILABILITY

SUITE 119 4,000 SF retail space

LEASE RATE: **\$12/SF, NNN**

- 54,339 SF multi-tenant retail center
- Ample parking
- Diverse mix of local, regional and national tenants
- Located next to Walmart in a rapidly growing area with limited competition
- Easy access to Interstate 675 (Exit 7) and the I-675/I-285 interchange



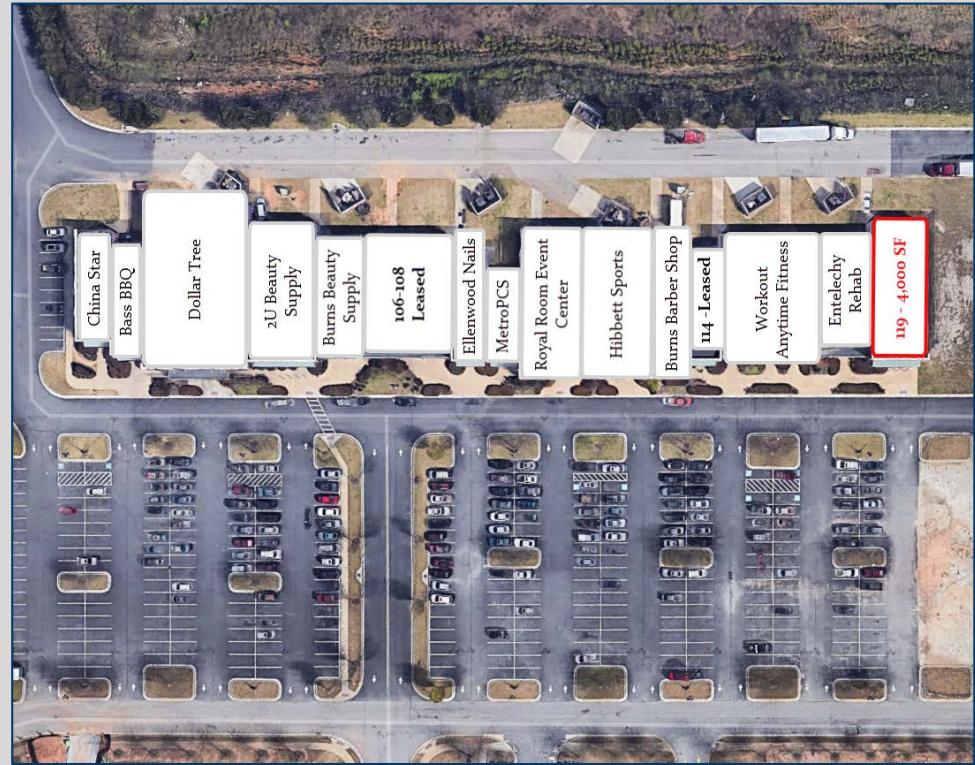
4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **KEVIN HARKINS** | Cell (478) 338-0623 | kharkins@thesummitgroupmacon.com

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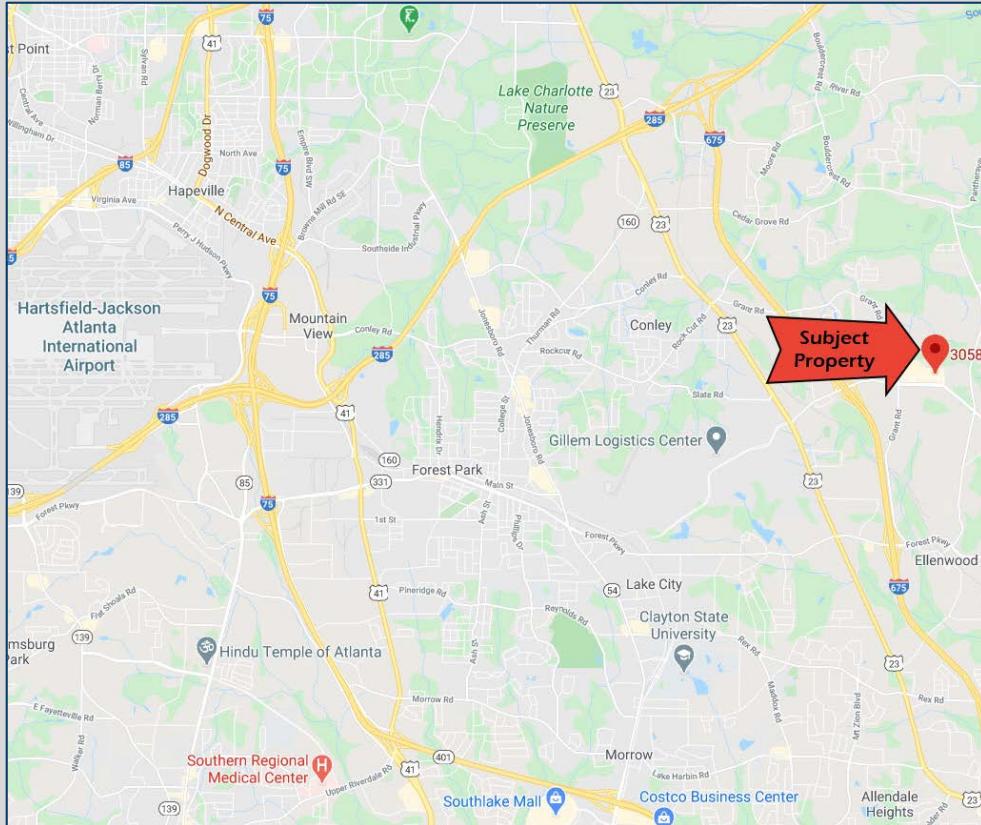
Suite #	Size (SF)	Tenant
100	2,044	China Star
101	2,000	Bass BBQ
102	9,000	Dollar Tree
103-104	5,000	2U Beauty Supply
105	2,000	Burns Beauty Supply
106-108	6,000	Leased
109	2,000	Ellenwood Nails
110	1,500	MetroPCS
111	4,466	Royal Room Event Center
112	5,000	Hibbett Sports
113	1,500	Burns Barber Shop
114	2,000	Leased
115-117	6,000	Workout Anytime Fitness
118	2,800	Entelechy Rehab
119	4,000	Available



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Traffic Counts: (GDOT 2019 Published Data estimate)

Anvil Block Road – 17,400 vpd
I-675 N of Anvil Block Road – 89,600 vpd
I-675 S of Anvil Block Road – 80,600 vpd

Demographics

	<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2020 Population:	2,842	146,831	686,162
2025 Population Estimate:	2,988	153,996	722,798
2020 Households:	986	51,024	259,968
2025 Households Estimate:	1,037	53,557	275,007
2020 Average HH Income:	\$75,666	\$71,391	\$74,892
2025 Average HH Income Estimate:	\$82,414	\$79,095	\$83,367



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