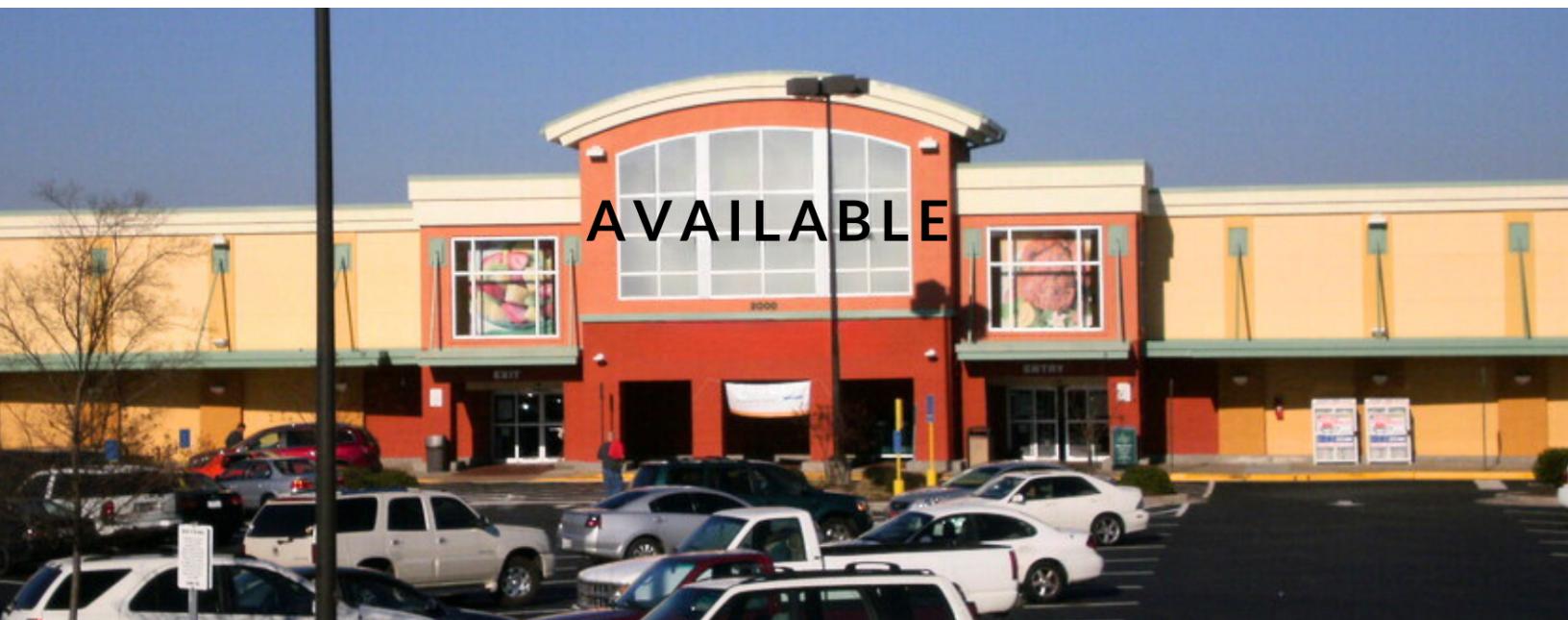


# Village at Mirror Lake

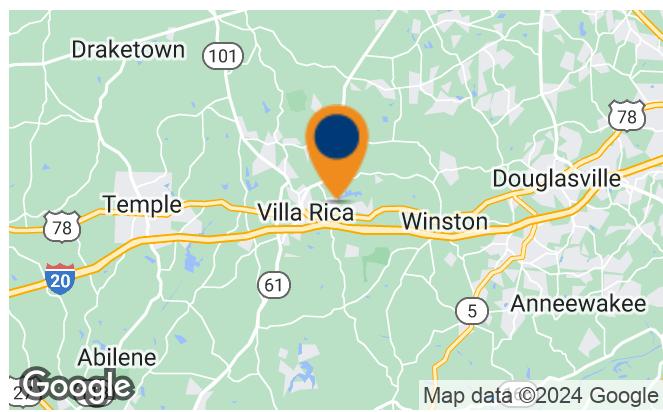
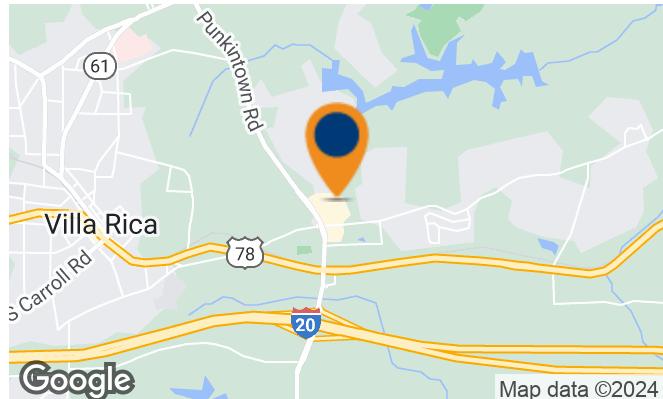
2000 Mirror Lake Blvd  
Villa Rica, GA 30180



**1,540 – 38,997 SF AVAILABLE**

## Property Highlights

- Located off of Mirror Lake Boulevard and I-20 at signalized intersection with four points of ingress / egress.
- Anchor space opportunity (38,997 SF) and endcap with existing drive-thru available.
- The property greatly benefits from the strong demographics in the area and a rapidly growing population.
- Great visibility and signage opportunities with strong tenant mix.
- Fast-growing residential and retail corridor across from Villa Rica Town Center.



Demographics	3 Mile	5 Miles	7 Miles
<b>Total Households</b>	7,039	13,795	25,331
<b>Total Population</b>	19,445	39,444	77,875
<b>Average HH Income</b>	\$98,815	\$97,888	\$101,110

## Chris Bowman

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Unit Tenant	SF	Unit Tenant	SF	Unit Tenant	SF
A Johnny's Pizza	2,450	K Sumo Japanese Steakhouse	5,050	R Great Clips	1,400
B Mirror Lake Animal Hos...	1,750	L <b>AVAILABLE</b>	<b>38,997</b>	S Accel Physical	1,610
C Lionz Den	1,400	M Martial Arts Studio	2,803	T <b>AVAILABLE</b>	<b>1,540</b>
D Subway	1,400	O WNB Factory	1,400	U La Fiesta	3,850
E Fairway Cleaners	1,400	P China Wok	1,050	W H&R Block	1,050
F Signature Nails	2,800	Q Avaas Tanning	1,400	X <b>AVAILABLE</b>	<b>1,681</b>
H Villa Rica Pediatrics ...	3,150				



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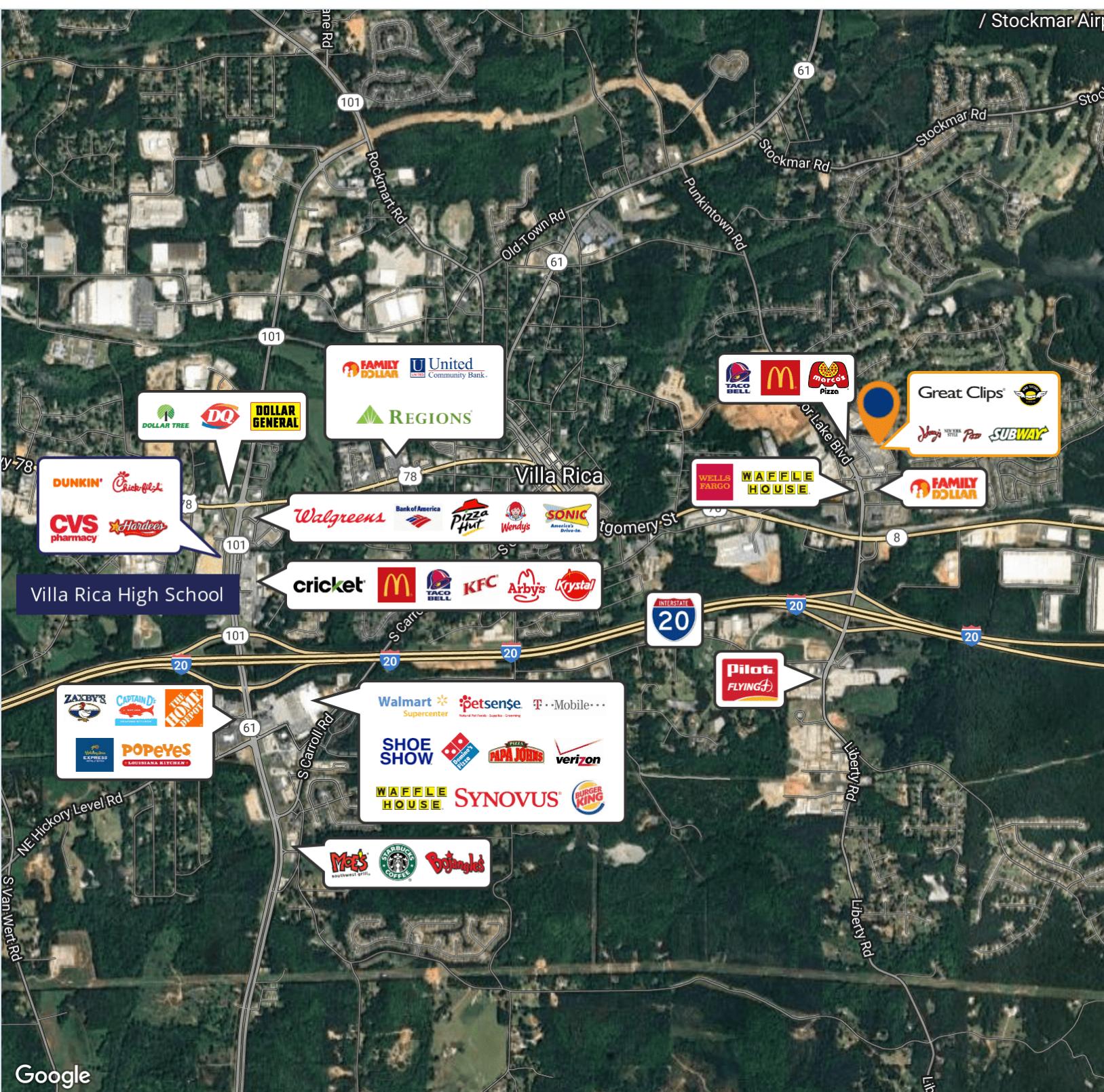
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