

# MADISON CROSSING: RETAIL SPACE FOR LEASE

## 1700 EATONTON ROAD, MADISON, GA 30650



### PROPERTY HIGHLIGHTS

- Retail Space Available: 3,680 (Can be subdivided)
- Anchor tenants include Harbor Freight Tools, Marshall's and Marco's Pizza
- Positioned at Northeast Corner of Madison Bypass and US 441, positioned across from Walmart and near Lowe's
- Offers 303 parking spaces
- Neighboring dining options include Chick-fil-A, Taco Bell, Dunkin' Donuts, Dairy Queen, Zaxby's, and Bojangles.

### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,840 - 3,680 SF
Building Size:	63,112 SF

### SPACES

### SPACE SIZE

Suite 2 (Full)	3,680 SF
Suite 2A	1,840 SF
Suite 2B	1,840 SF

Tyler Bradford  
Ben Rysedorph  
Sam Rysedorph

Director  
Retail Brokerage  
Retail Brokerage

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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**SITE**

**Walmart**

**Madison Bypass - 11,131 VPD**

**Eatonton Road - 20,517 VPD**

**Chick-fil-A**

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UNIT	TENANT	SF
1650	 Dos Amigos MEXICAN GRILL	4,800
1660	AVAILABLE	3,680
1670	Supreme Tanning	1,600
1680	 BenchMark PHYSICAL THERAPY	1,535
1680A	Athens Ortho	1,160
1682	Tasty Wings	1,500
1684	Fancy Nails	1,200
1686	 Madison FAMILY DENTISTRY	1,700
1690	 URGENT CARE OF OCONEE	3,000
1694	 Marco's Pizza	1,500
1698	 Marshalls	25,167
1700	 HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices	16,270

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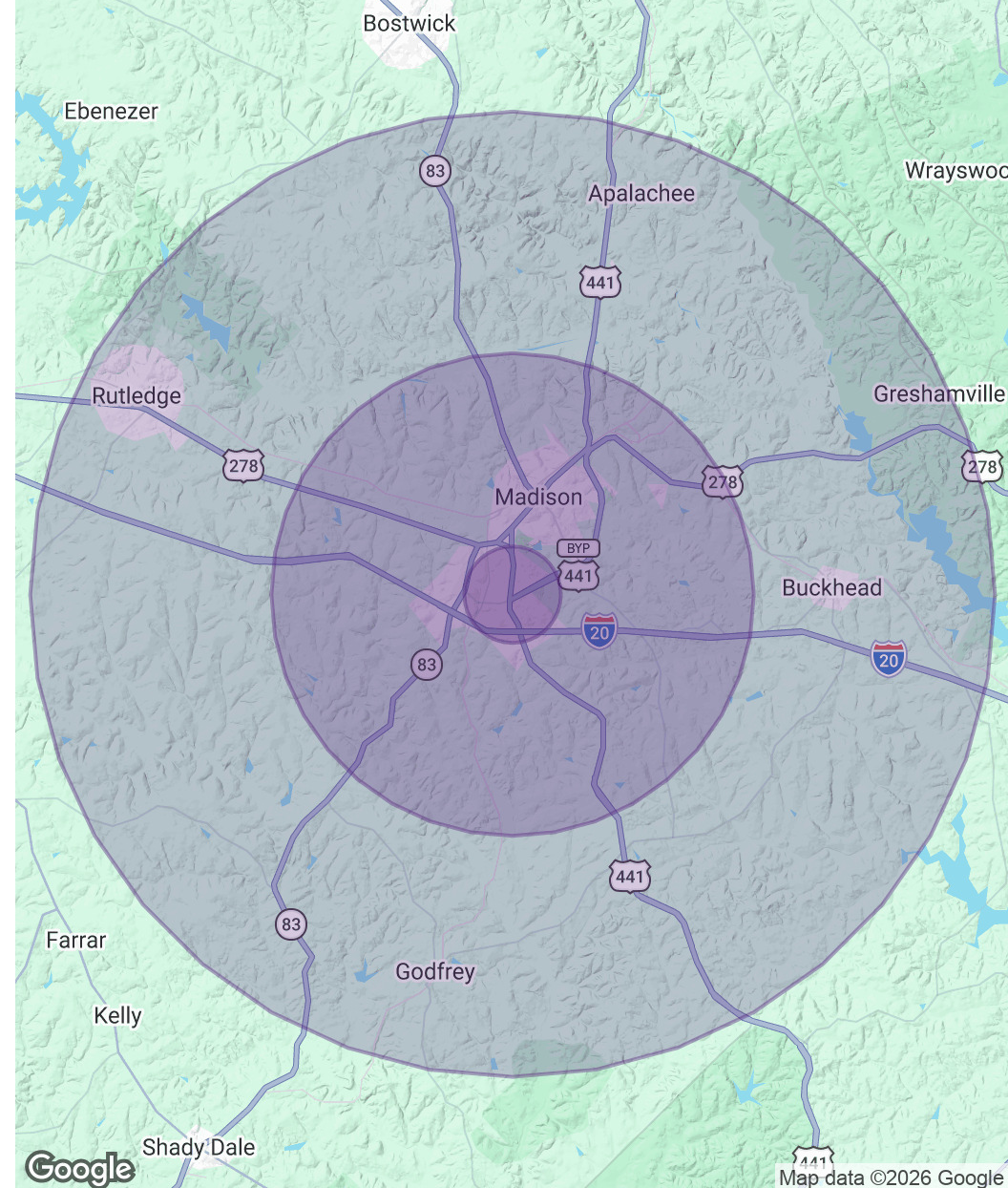
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	830	8,823	19,190
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	299	3,344	7,226
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$103,561	\$114,593	\$111,489
Average House Value	\$495,180	\$419,118	\$397,777

Demographics data derived from AlphaMap



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