

LEASE

FIRST TUESDAY SHOPPING CENTER

1004 Bankhead Highway Carrollton, GA 30117



PROPERTY DESCRIPTION

First Tuesday Shopping Center offers prime leasing opportunities at the busy intersection of SR-166 and Northside Drive, minutes from downtown Carrollton, GA. Recent enhancements include repaved parking, exterior lighting & paint, pylon signage, and welcoming green space. Anchored by national grocery and fitness tenants, this center benefits from daily traffic exceeding 36k vehicles per day, and an average household income of \$82k. This center attracts over 147,000 visitors annually, averaging 35-minutes per visit, complemented by nearby national brands such as Chick-fil-A, Regal Cinema, and McDonald's. Ideal for health and wellness, family-oriented brands, while providing direct access to Lake Carroll and the Greenbelt Trailhead.

PROPERTY HIGHLIGHTS

- Signaled Intersection
- Grocery & Fitness Anchored
- Traffic Count: 36k+ ADV (Aggregate)
- Avg. HH Income: \$82k
- Population Growth: 6.9%

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	21
Available SF:	1,400 - 3,444 SF
Lot Size:	17.33 Acres
Building Size:	156,285 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,280	9,739	17,633
Total Population	3,180	25,825	49,057
Average HH Income	\$73,786	\$81,689	\$87,484

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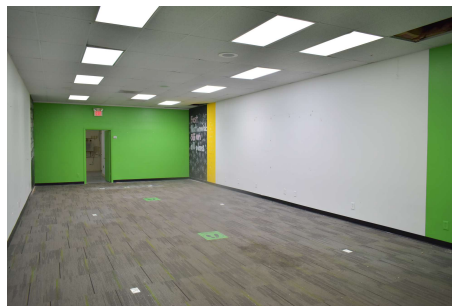
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,400 - 3,444 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Tuesday Shopping Center	Available	2,500 SF	NNN	\$16.00 SF/yr	In-line suite. Planet Fitness cross traffic.
First Tuesday Shopping Center	Available	1,700 - 3,444 SF	NNN	\$16.00 SF/yr	Second-generation restaurant. Includes equipment and grease trap.
First Tuesday Shopping Center	Available	1,400 SF	NNN	\$16.00 SF/yr	In-line suite. Food Depot and Dollar Tree cross traffic.

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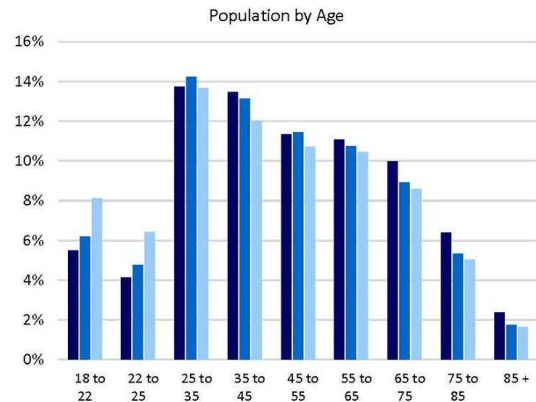
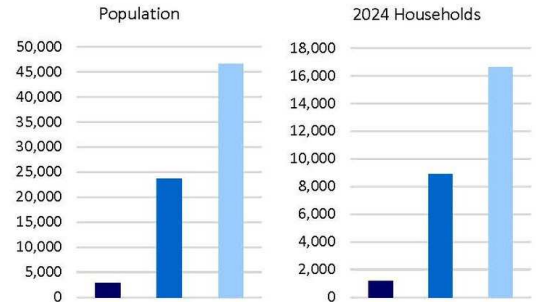
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Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	2,886	---	23,595	---	46,585	---
2029 Projected Population	2,870	---	23,433	---	46,684	---
Pop Growth (%)	-0.5%	---	-0.7%	---	0.2%	---
2024 Households	1,156	---	8,893	---	16,606	---
2029 Projected Households	1,149	---	8,817	---	16,619	---
HH Growth (%)	-0.6%	---	-0.8%	---	0.1%	---
Census Year						
2010 Population	2,690	---	21,657	---	41,931	---
2020 Population	2,816	---	23,011	---	45,035	---
Pop Growth (%)	4.7%	---	6.3%	---	7.4%	---
2010 Households	1,068	---	7,998	---	14,441	---
2020 Households	1,128	---	8,675	---	16,037	---
HH Growth (%)	5.6%	---	8.5%	---	11.1%	---
Total Population by Age						
Average Age (2024)	40.1		38.3		37.4	
Children (2024)						
0 - 4 Years	162		1,373		2,593	
5 - 9 Years	170		1,507		2,710	
10-13 Years	147		1,280		2,324	
14-17 Years	156		1,377		3,233	
Adults (2024)						
18 to 22	158	5.5%	1,464	6.2%	3,778	8.1%
22 to 25	119	4.1%	1,128	4.8%	2,999	6.4%
25 to 35	396	13.7%	3,358	14.2%	6,371	13.7%
35 to 45	388	13.5%	3,097	13.1%	5,594	12.0%
45 to 55	327	11.3%	2,696	11.4%	4,984	10.7%
55 to 65	320	11.1%	2,538	10.8%	4,870	10.5%
65 to 75	288	10.0%	2,108	8.9%	4,007	8.6%
75 to 85	184	6.4%	1,257	5.3%	2,349	5.0%
85 +	69	2.4%	413	1.7%	773	1.7%



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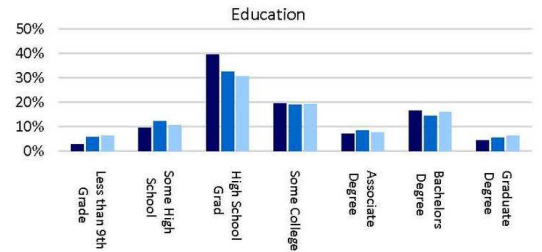
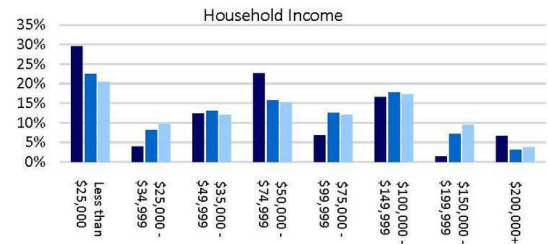
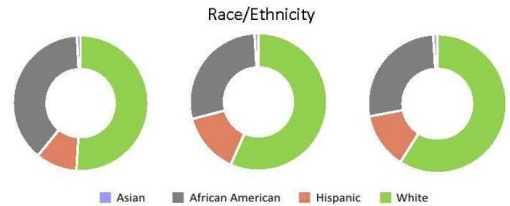
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Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	1,386	48.0%	12,732	54.0%	26,298	56.5%
Hispanic	268	9.3%	3,225	13.7%	5,824	12.5%
Black	1,039	36.0%	6,317	26.8%	12,045	25.9%
Asian	24	0.8%	208	0.9%	425	0.9%
Language at Home (2024)						
Spanish	210	7.7%	2,402	10.8%	4,391	10.0%
Asian Language	0	0.0%	20	0.1%	94	0.2%
Ancestry (2024)						
American Indian (ancestry)	8	0.3%	63	0.3%	105	0.2%
Hawaiin (ancestry)	0	0.0%	5	0.0%	8	0.0%
Household Income (2024)						
Per Capita Income	\$29,561	---	\$30,787	---	\$31,185	---
Average HH Income	\$73,786	---	\$81,689	---	\$87,484	---
Median HH Income	\$56,352	---	\$59,669	---	\$61,638	---
Less than \$25,000	342	29.6%	2,003	22.5%	3,407	20.5%
\$25,000 - \$34,999	46	3.9%	724	8.1%	1,591	9.6%
\$35,000 - \$49,999	143	12.4%	1,162	13.1%	2,010	12.1%
\$50,000 - \$74,999	262	22.6%	1,406	15.8%	2,520	15.2%
\$75,000 - \$99,999	79	6.8%	1,111	12.5%	2,008	12.1%
\$100,000 - \$149,999	192	16.6%	1,581	17.8%	2,867	17.3%
\$150,000 - \$199,999	16	1.4%	631	7.1%	1,584	9.5%
\$200,000+	77	6.7%	276	3.1%	620	3.7%
Education (2024)						
Less than 9th Grade	52	2.7%	903	5.8%	1,838	6.3%
Some High School	187	9.5%	1,878	12.1%	3,057	10.6%
High School Grad	782	39.7%	5,045	32.6%	8,898	30.7%
Some College	386	19.6%	2,934	19.0%	5,603	19.4%
Associate Degree	138	7.0%	1,311	8.5%	2,216	7.7%
Bachelors Degree	329	16.7%	2,245	14.5%	4,621	16.0%
Graduate Degree	87	4.4%	846	5.5%	1,844	6.4%



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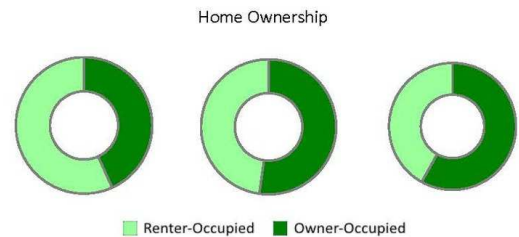
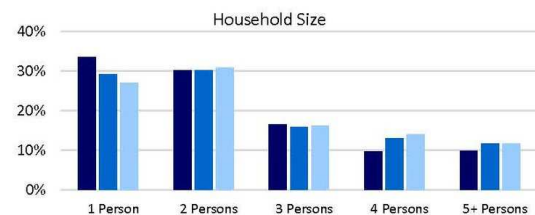
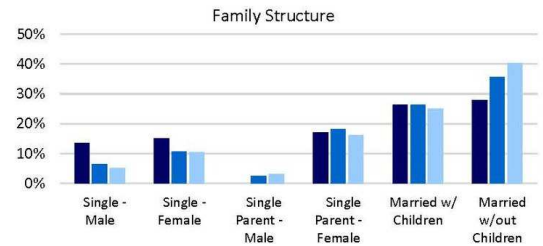
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Family Structure (2024)	764		5,694		10,794	
Single - Male	103	13.5%	370	6.5%	549	5.1%
Single - Female	116	15.2%	606	10.7%	1,124	10.4%
Single Parent - Male	0	0.0%	147	2.6%	336	3.1%
Single Parent - Female	131	17.1%	1,039	18.2%	1,740	16.1%
Married w/ Children	202	26.4%	1,498	26.3%	2,700	25.0%
Married w/out Children	213	27.9%	2,033	35.7%	4,345	40.3%
Household Size (2024)						
1 Person	388	33.6%	2,596	29.2%	4,499	27.1%
2 Persons	349	30.2%	2,683	30.2%	5,144	31.0%
3 Persons	191	16.5%	1,415	15.9%	2,701	16.3%
4 Persons	112	9.7%	1,162	13.1%	2,322	14.0%
5+ Persons	115	10.0%	1,037	11.7%	1,939	11.7%
Home Ownership (2024)	1,156		8,893		16,606	
Owners	500	43.2%	4,642	52.2%	9,642	58.1%
Renters	656	56.8%	4,250	47.8%	6,964	41.9%
Components of Change (2024)						
Births	32	1.1%	285	1.2%	581	1.2%
Deaths	24	0.8%	171	0.7%	321	0.7%
Migration	26	0.9%	-37	-0.2%	-53	-0.1%
Unemployment Rate (2024)	4.3%		4.1%		3.6%	
Employment, Pop 16+ (2024)	2,330		18,771		37,527	
Armed Services	0	0.0%	0	0.0%	1	0.0%
Civilian	1,296	55.6%	11,913	63.5%	24,097	64.2%
Employed	1,242	53.3%	11,422	60.9%	23,217	61.9%
Unemployed	54	2.3%	491	2.6%	881	2.3%
Not in Labor Force	1,034	44.4%	6,858	36.5%	13,429	35.8%
Businesses						
Establishments	106	---	950	---	1,368	---
Employees (FTEs)	1,786	---	15,275	---	22,498	---



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