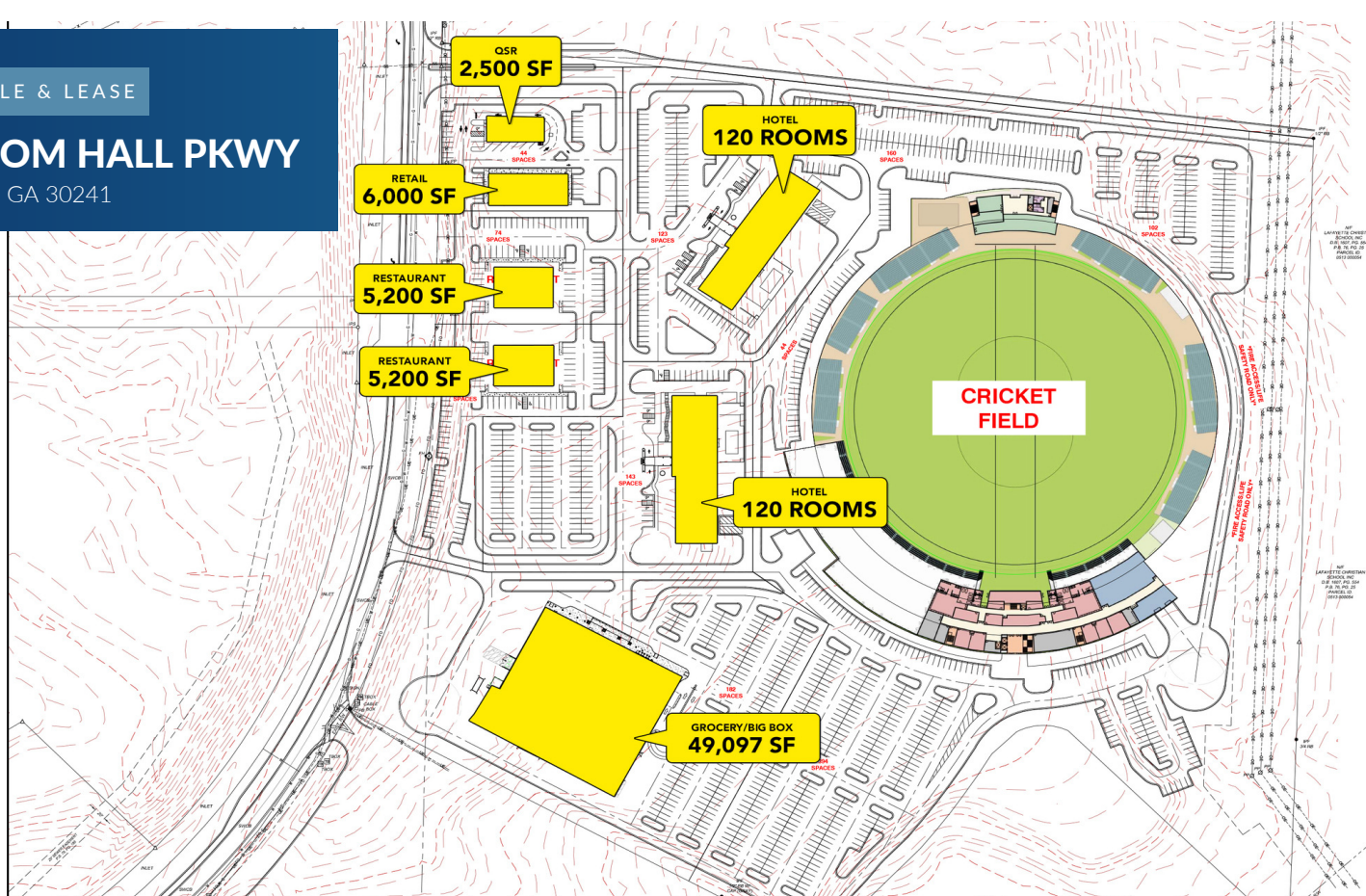


FOR SALE & LEASE

200 TOM HALL PKWY

LaGrange, GA 30241



PROPERTY DESCRIPTION

Up to 25 Acres for Sale and Lease with Subdivisions Considered

PROPERTY HIGHLIGHTS

- Available Immediately
- Extraordinary Retail and Development Destination
- Great for Big Box, Entertainment, Hotels, Restaurants, Drive Thru QSR and Gas/C-Store Operations
- Anchored by 10,500 Seat Cricket Stadium (Currently Under Construction)
- Parcels Can Be Separated for Lease and Sale
- Massive Parking w/ Accessible Surface Spaces
- Excellent Frontage and Exposure
- Adjacent to Great Wolf Lodge
- Nearby to LaGrange Mall, Home Depot, Hobby Lobby, Publix, Aldi, Kroger, Walmart, Waffle House, Wendys, McDonald's and Dunkin
- Convenient Access to I-85, Rt 27, Rt 1 and under 1 hour to Harstfield-Jackson Airport

OFFERING SUMMARY

Sale Price:	Call For Details
Lease Rate:	Call For Details
Available SF:	2,500 - 49,097 SF
Lot Size:	45.08 Acres

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	1,640	13,883	22,262
Total Population	4,715	35,891	58,293
Average HH Income	\$57,694	\$67,761	\$79,677

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

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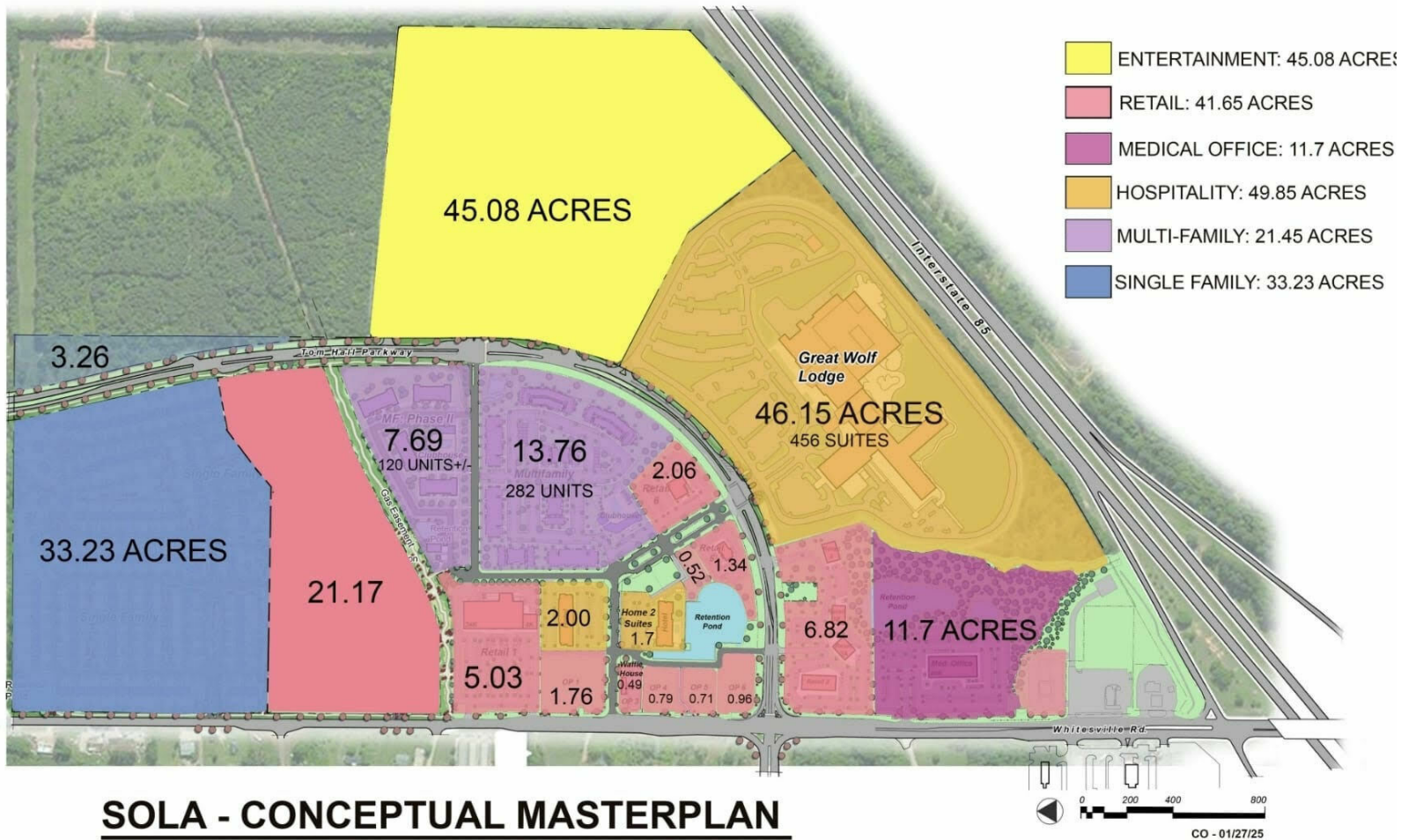
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REAL ESTATE

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Mixed Use Conceptual Master Plan



SOLA - CONCEPTUAL MASTERPLAN

LAGRANGE, GA

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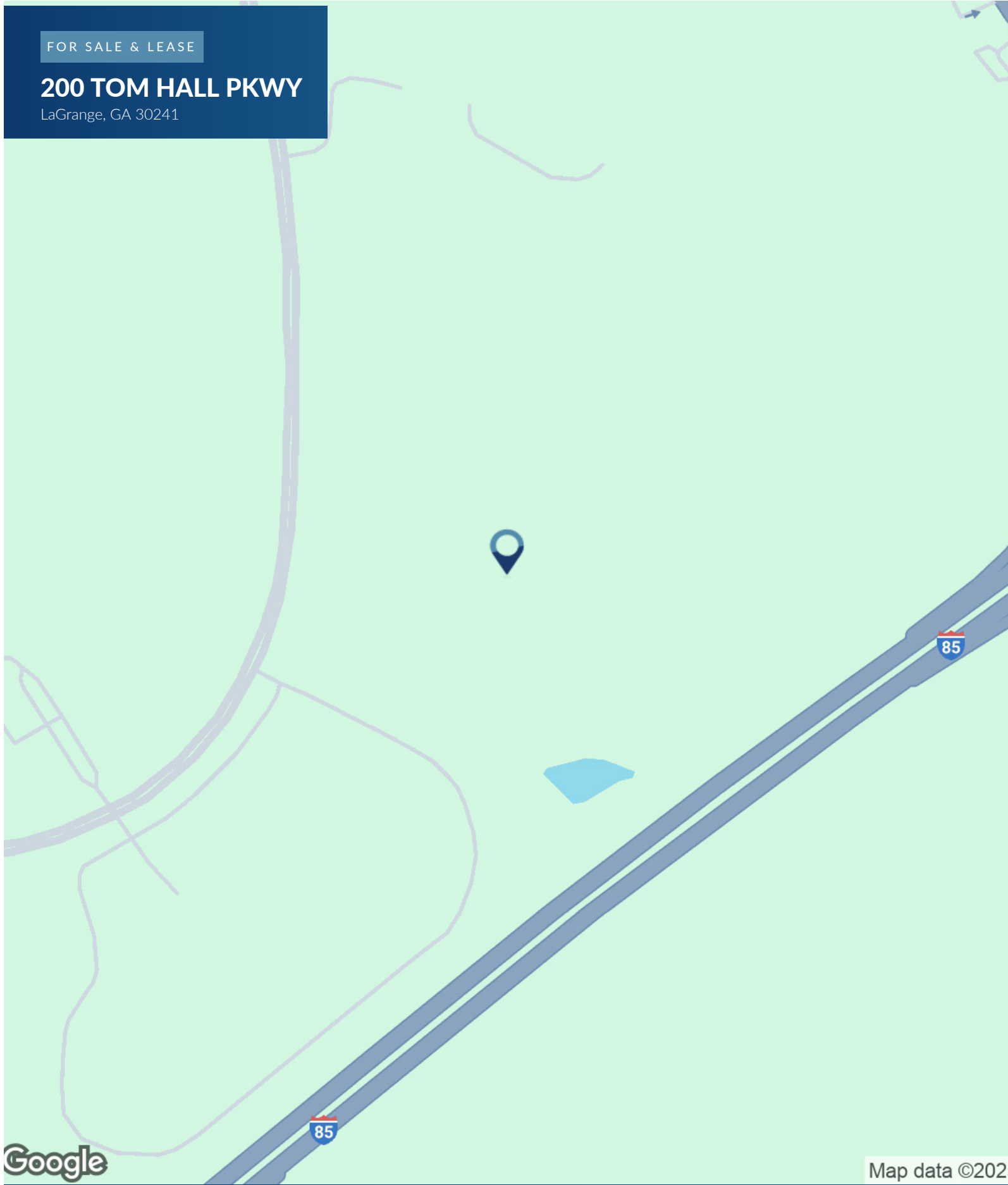
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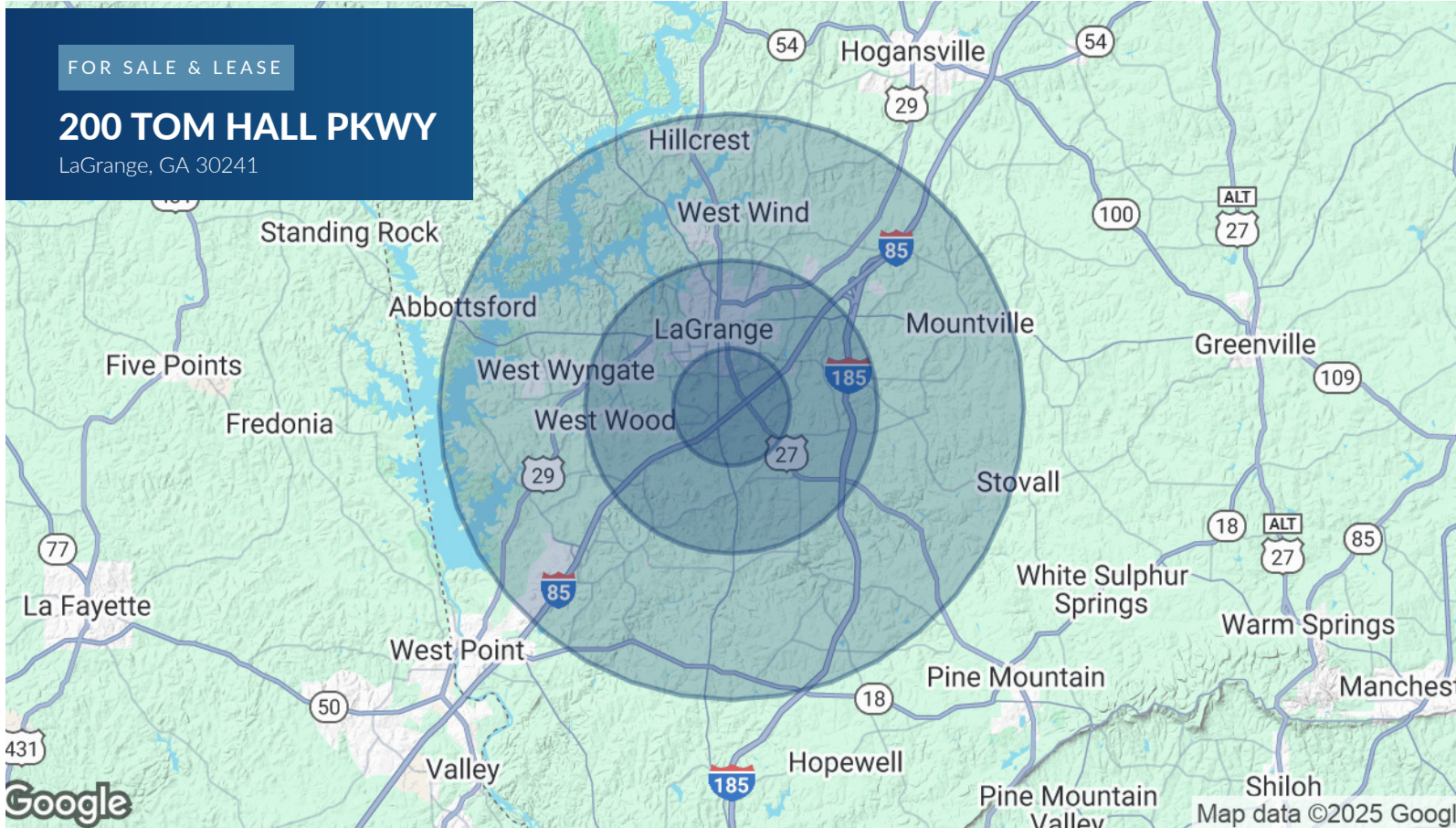
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FOR SALE & LEASE

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,715	35,891	58,293
Average Age	38	38	40
Average Age (Male)	36	37	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,640	13,883	22,262
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$57,694	\$67,761	\$79,677
Average House Value	\$188,944	\$233,998	\$263,687

Demographics data derived from AlphaMap

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