



FOR LEASE

Senoia Outparcel

Hwy 85 and GA-16 Senoia, GA 30276

Property Highlights

- Prime location directly across from a Publix-anchored retail corridor and Chick-fil-A.
- Publix ranks in the top 22% of grocery stores in Georgia in annual visits.
- Affluent and high-income surrounding demographics.
- Excellent visibility with strong frontage exposure on GA-16.
- Convenient ingress/egress points providing easy customer access

Key Tenants

DUNKIN'



Leasing Contact

Benton Green | Partner
678.697.2141 | benton.green@partnersrealestate.com

Jacob Harb | Senior Leasing Associate
770.855.2400 | jacob.harb@partnersrealestate.com

Traffic Counts

Wells St	14,750	AADT
Hwy 85	14,617	AADT

Demographics

	1 Mile	3 Mile	5 Mile
Population	1,039	9,865	24,952
Households	383	3,464	8,725
Avg HH Income	\$128,198	\$144,339	\$153,064
Daytime Pop	477	1,648	5,126



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BK:99 PG:232-232

P2021000006

FILED IN OFFICE
CLERK OF COURT
01/06/2021 02:49 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy J. Brown
4759818338

THIS BLOCK IS THE SAME AS THE
CLERK OF THE SUPERIOR COURT



SEE BASIS NOTE

NOTE: BASED ON EVIDENCE OBTAIN A BENCH FORCE MAY
LINE MAY RUN NEAR OR ALONG THE EXISTING QUANTITY CENTER
ROUTE AS DEPICTED HEREON. THE LOCATION OF SAID LINE OR
ANY ASSOCIATED BASEMENTS COULD NOT BE DETERMINED.

DEVELOPER:
RICHARD FERRY
878-291-5049

OWNER:
CLASSIC PRO LUBE
8075 WELLS STREET
SENOIA, GA 30276

LEGEND	
PL	PROPERTY LINE
EDP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
RFW	RIGHT OF WAY FOUND
IFP	IRON PIN PLACED
CFP	CORNER TOP-PIRE
AB	REINFORCED BAR
OT	ORIGIN TOP-PIRE
WF	WALL OR FORMERLY
BL	BUILDING LINE
RS	ROOF SCLE
LL	LAND LOT LINE
CS	CHISEL BOOK
PS	PLAT BOOK
CMP	CONCRETE MONUMENT FOUND
APF	ALUMINUM PIPE FOUND
POB	POINT OF BEGINNING
LIE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LP	LIGHT POLE
PH	PINE MONUMENT
WM	WATER METER
WV	WATER VALVE
MVF	MINIMUM FINISHED FLOOR ELEVATION
LAG	LOWEST ADJACENT GRADE
HAG	HIGHEST ADJACENT GRADE
DI	DRAIN INLET
CB	CURB BOX
CS	CATCH BASIN
SSWV	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCHMARK
CD	GUARD RAIL
P	OVERHEAD POWER LINE

SURVEYOR'S FINAL CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR SIZE, LOCATION, TYPE AND MATERIALS ARE SHOWN CORRECTLY. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

THIS 07TH DAY OF Dec., 2020

BY:
REGISTERED LAND SURVEYOR
NO. 3137

DOT NOTE:

RIGHTS-OF-WAY FOR GA. HIGHWAYS 15 & 88 COULD NOT BE REPRODUCED USING RECOVERED MONUMENTATION AND THE MOST CURRENT RECORD DOT RW PLANS. DUE TO AN ABUNDANCE OF OBSCURE DATA ON THE DOT PLANS THAT COVERED THE ROAD AND SLOPE IMPROVEMENTS WHICH DOTT AS OF THE DATE OF THIS SURVEY AND AS THE LOCATION OF RECOVERED SURVEY AND DOT MONUMENTS COULD NOT BE RECORDED WITH EITHER RECORD DATA OR CURRENT DOT PLANS, FIELD LOCATION OF KEY RIGHTS-OF-WAY AND SLOPE EASEMENT POINTS BY DOT SURVEY CREWS WAS RELIED UPON FOR THE RE-CREATION OF THE RW LIMITS AS SHOWN HEREON.

THE FOLLOWING DOT PLANS WERE REFERRED TO IN THE PROCESS OF THIS SURVEY:
STP - 200 - 0076, APPROVED 8/28/06
P - 874 - 1(1), REVISED 3/9/18
P - 1719 (2), REVISED 8/18/20
ANW - 154 PL, 10/14/20, REVISED 8/1/2023

AS REQUIRED BY SUBSECTION (b) OF O.G.C.A. SECTION 16-8-61, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS HAVING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, APPROVALS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE COMPARED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 16-8-61.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CONTINGENT. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE RESTRICTOR ACROSS THE RESTRICTOR'S SEAL.

NOTES:

1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH.
2. THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY F.L.E.M. MAP NO. 18317C0010, DATED 8/2015.
3. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF SENOIA ZONING ORDINANCE FOR DC ZONING CLASSIFICATION.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATION SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LAST DAY OF FIELD WORK WAS 12/22/20.
7. TAX MAP AND PARCEL: 183 1278 003
8. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF SENOIA.
9. TOTAL NUMBER OF LOTS - 3
10. TOTAL DEVELOPMENT AREA - 2.323 ACRES
11. NO U.S.S. MONUMENT LOCATED WITHIN 50' OF THIS SITE.
12. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
13. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
14. THE CERTIFICATE, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, INFORMATION AND RECORDS AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
15. 1/2" REBAR TO BE SET AT ALL LOT CORNERS.
16. STONE SYSTEM MARKERS: "A" SHALL BE SET RUN-OFF FROM PARCEL "B"; "B" PARCEL "C" IS A UNRECOVERABLE LOT UNLESS ATTACHED TO A LARGER PARCEL THAT MEETS THE REQUIREMENTS OF THE CITY OF SENOIA.

PARCEL "A"
0.900 AC.
(39,186 SF)
PORTION OF TPR: 183 1278 003

PARCEL "B"
1.020 AC.
(44,428 SF)
TPR: 183 1278 003

TOTAL AREA:
2.323 AC.
(101,165 SF)

FINAL PLAT APPROVAL:

THIS PLAT COMPLES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR SENOIA.

CITY ENGINEER: KJA DATE: _____

MAYOR: [Signature] DATE: 12-18-2020

CITY ADMINISTRATOR: [Signature] DATE: 12/19/20

PARCEL "C"
0.403 AC.
(17,551 SF)
PORTION OF TPR: 183 1278 003

LINE	BEARING	DISTANCE
L1	S 87° 20' 19" W	28.62
L2	N 81° 49' 59" W	20.40
L3	N 59° 00' 00" W	98.69
L4	N 59° 14' 04" W	145.12
L5	N 59° 00' 00" W	208.59
L6	N 57° 24' 01" W	151.29
L7	N 59° 00' 00" W	68.20
L8	N 59° 00' 00" W	710.00
L9	N 58° 07' 56" W	84.27
L10	N 58° 00' 00" W	1.61
L11	N 42° 22' 55" E	58.19

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 195,941 FEET.

APPROXIMATELY 30% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON DT12 315 INSTRUMENT. APPROXIMATELY 70% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE COGNAX ZENITH 30 DUAL-FREQUENCY GPS SYSTEM IN STANDARD RTK MODE USING A 4-20 EPOCH OBSERVATION MODE WITH ADDITIONAL TOLERANCES SET TO 10 HORIZONTALLY AND 0.15 VERTICALLY USING THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM. BOUNDARY CORNERS OBSERVED BY GPS ARE OBSERVED WITH A MINIMUM OF TWO REBOUNDING OBSERVATIONS.



PRELIMINARY

999 Peachtree St NE Suite 200 | Atlanta, GA 30309
404.808.8000 | partnersrealestate.com

PARTNERSREALESTATE.COM



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