

  
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

— THE —  
**PRATHER**  
— CO —

# GREENPOINT DEVELOPMENT RETAIL SPACE AVAILABLE

1350 Appling Harlem Road | Harlem, GA 30814

FOR LEASE

1,200 - 14,000 SF

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**LIONEL PRATHER**

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This retail site being developed by The Prather Company is located conveniently off of Exit 183 of I-20 in the Greenpoint Commercial District. It is located on the morning side of the highway, 1/2 of a mile south of the interstate. Appling Harlem Road receives more than 11,000 vehicles per day. The Greenpoint Development contains over 1,000 acres has 2,000 homes planned with this being the only for rent commercial development at the Exit 183 Interchange. Amazon Fulfillment Center was opened in 2021 and brought over 3,000 employees to the area. Club Car and Koch Trucking have recently moved to the area as well.

The Prather Company will be developing two retail buildings to eventually front a larger, grocery-anchored development. This first phase will include 3 units for restaurants, 2 with outdoor patio seating, and they will be equipped with grease traps. Unit sizes will range from 1,200 to 1,800 square feet, and these sizes can be flexible based on the Tenant's needs. These retail buildings represent a lifestyle center, with a courtyard being the center of a multi-building development.



APPLING HARLEM ROAD



PHASE 1 | RETAIL AVAILABLE



WRIGHTSBORO ROAD





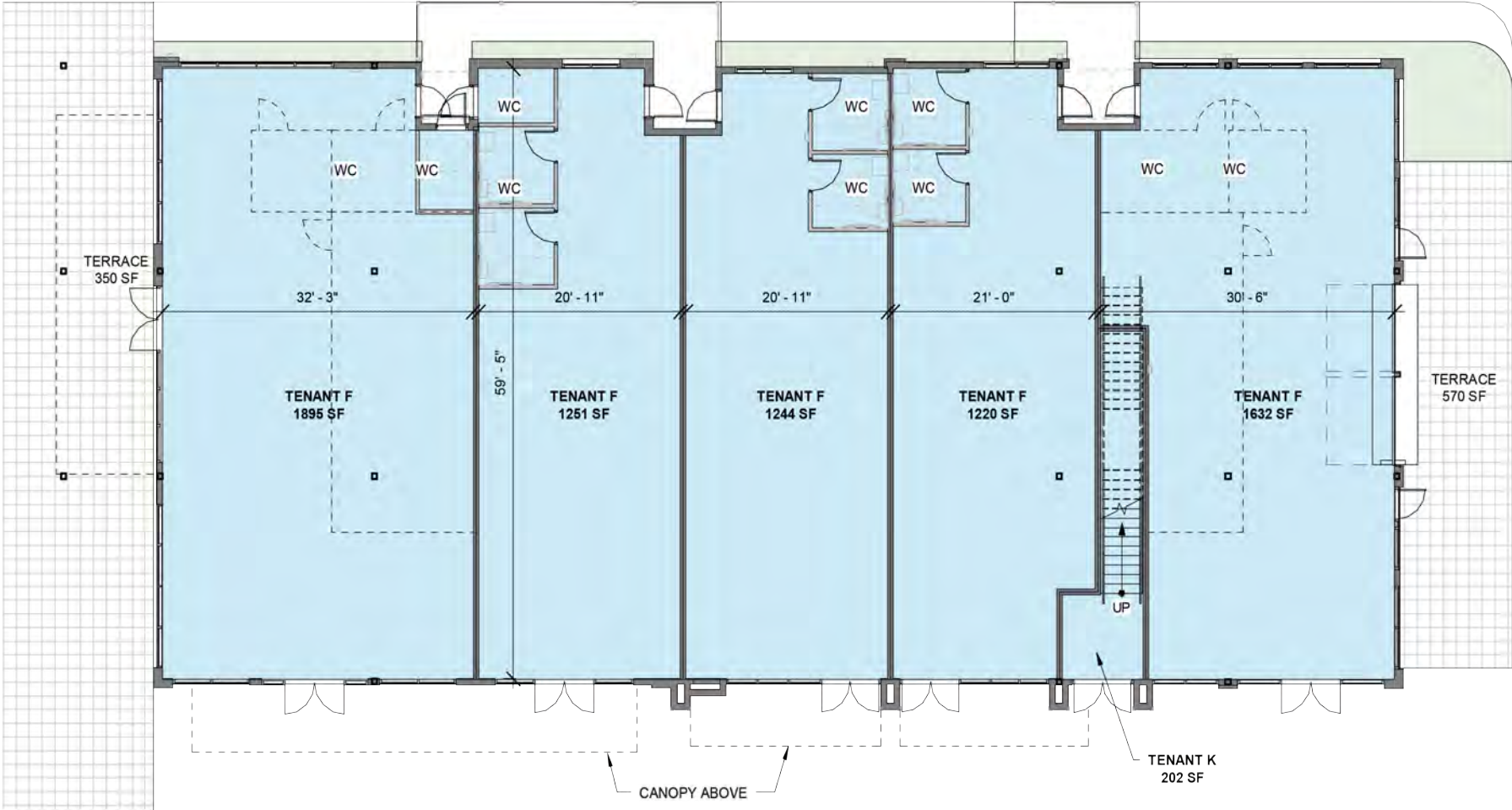
1  $3/32" = 1'-0"$  SOUTH ELEVATION

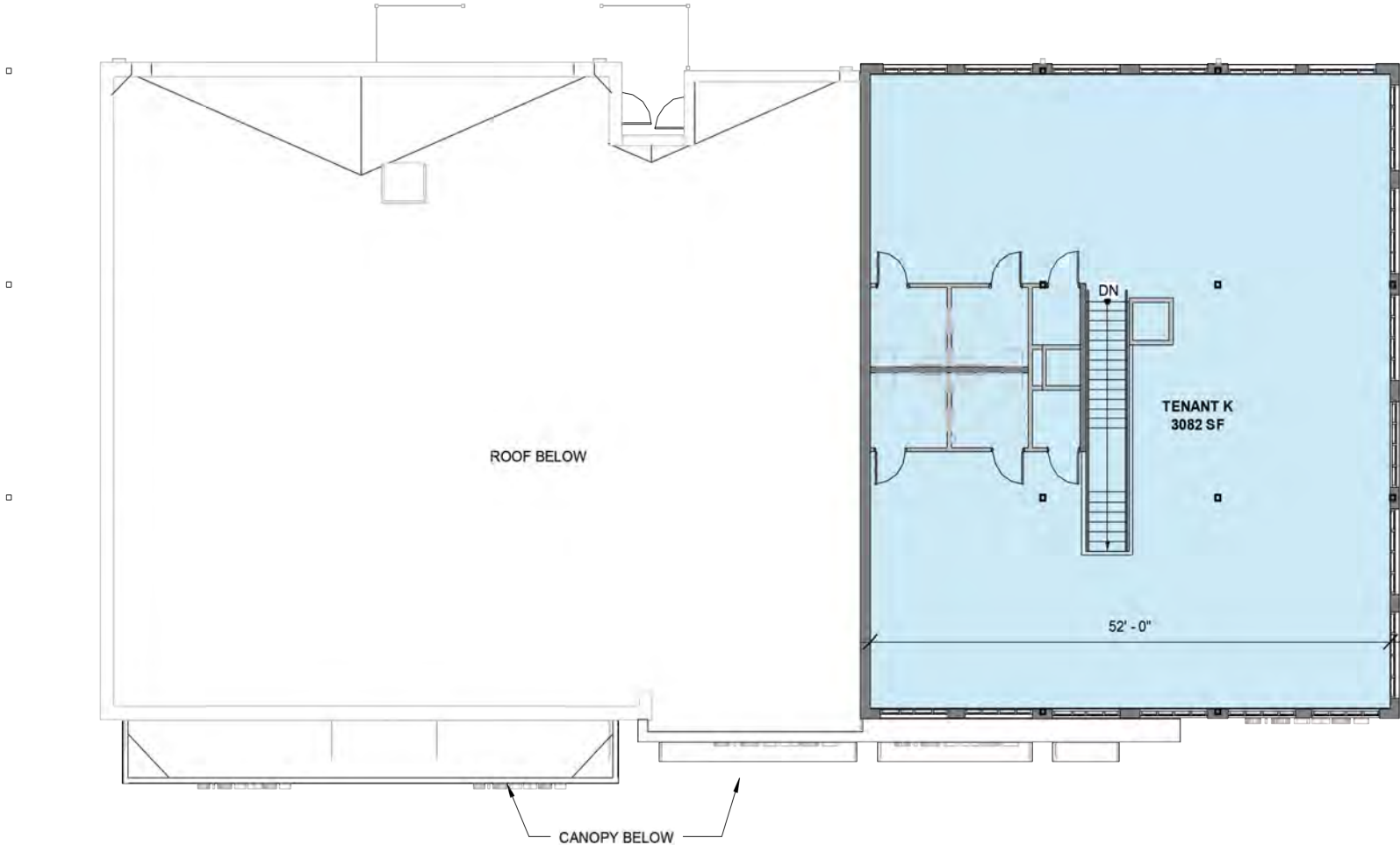


TERRACE RENDER (EAST)



EAST ELEVATION











20

AMAZON  
FULLFILLMENT  
CENTER

**U** SITE

HARLEM  
MIDDLE  
SCHOOL

WRIGHTSBORO ROAD

HARLEM  
HIGH  
SCHOOL

SPRING HARLEM ROAD

HARLEM

GORDON HIGHWAY

THOMSON

THOMSON BYPASS

WRENS HIGHWAY

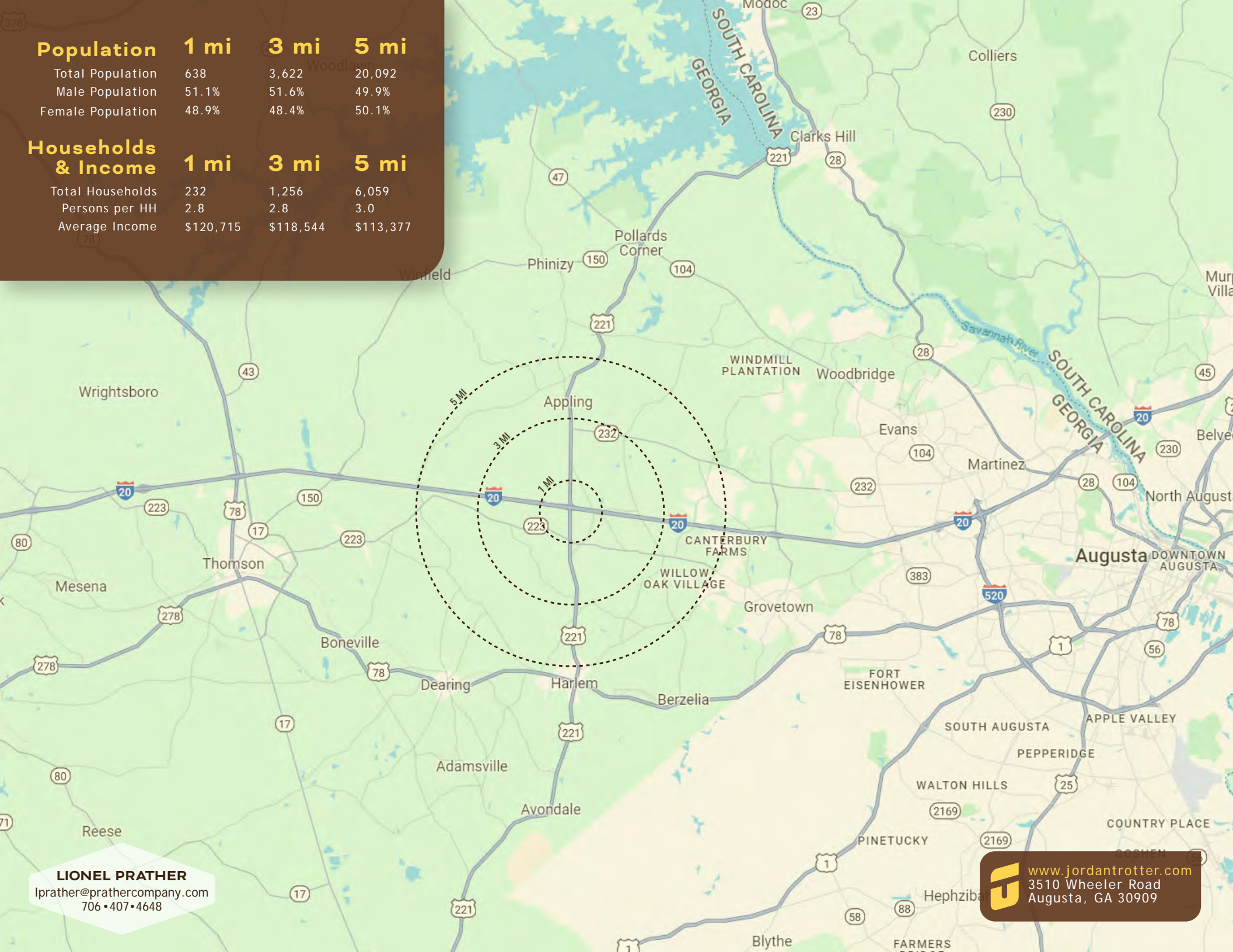


## Population 1 mi 3 mi 5 mi


Total Population	638	3,622	20,092
Male Population	51.1%	51.6%	49.9%
Female Population	48.9%	48.4%	50.1%

## Households & Income 1 mi 3 mi 5 mi

Total Households	232	1,256	6,059
Persons per HH	2.8	2.8	3.0
Average Income	\$120,715	\$118,544	\$113,377



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