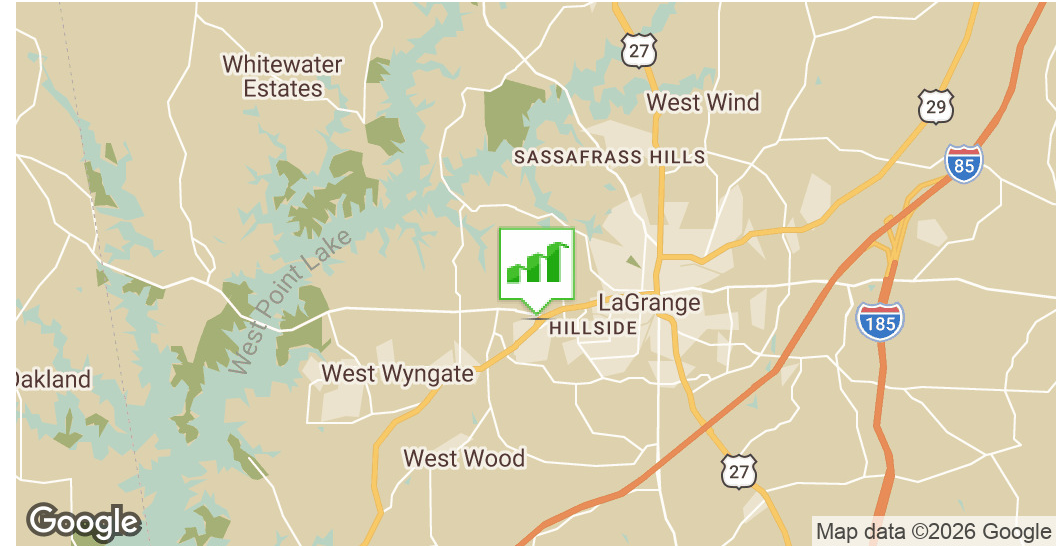


SAWMILL PLACE SHOPPING CENTER

1861 ROANOKE RD , LAGRANGE, GA 30240

Property Summary



PROPERTY DESCRIPTION

Discover a prime leasing opportunity at our LAGRANGE, GA property. Boasting a modern design and versatile layout, the location offers ample space to showcase your retail vision. With high visibility from the bustling thoroughfare, the property captures the attention of passing traffic, ensuring a steady flow of potential customers. Don't miss the chance to elevate your retail presence at this sought-after location.

OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	1,120 - 1,680 SF
Lot Size:	±10 Acres
Building Size:	± 71,626 SF

PROPERTY HIGHLIGHTS

- Grocery-anchored neighborhood shopping center with strong daily customer traffic (±6,460 AADT Roanoke Rd. & ±16,1000 AADT W Point Rd)
- Join a well-established mix of national, regional, and local retailers (Piggly Wiggly, Dollar Tree, Subway, Cowabunga, H&R Block & More)
- High visibility along Roanoke Road with convenient access and multiple points of ingress/egress
- Ample on-site parking for customers and employees
- Flexible retail spaces available to accommodate a variety of business types
- Ideal for retail, restaurant, medical, fitness, professional services, and personal care users
- Serving the surrounding residential neighborhoods and greater LaGrange trade area
- Minutes from Downtown LaGrange and Interstate 85

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Plans



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1861-C	Available	1,400 SF	NNN	Contact Agent
1861-H	Available	1,120 SF	NNN	Contact Agent
1861-I	Available	1,680 SF	NNN	Contact Agent

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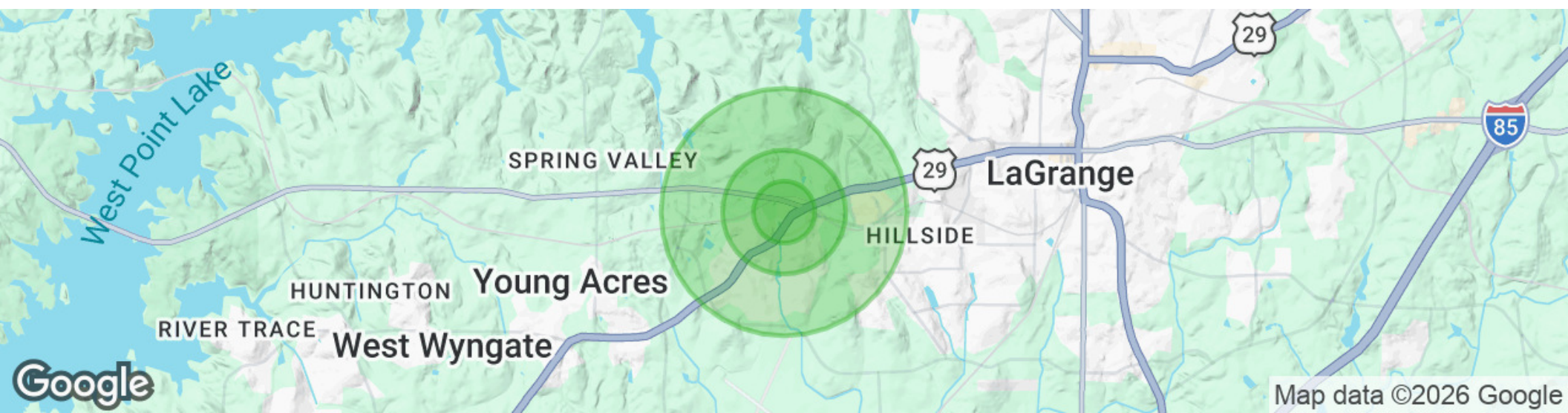
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	119	440	1,825
Average Age	37.5	38.6	38.8
Average Age (Male)	33.9	35.7	37.3
Average Age (Female)	43.6	43.3	40.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	52	186	738
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$55,771	\$60,658	\$62,338
Average House Value	\$283,858	\$260,555	\$220,221

2023 American Community Survey (ACS)

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Retail Map



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