



#### **PROPERTY HIGHLIGHTS**

- ± 18,300 SF all brick, two-story, office/retail building
- Suite 200: 12 individual office suites ranging in size from ± 127-233 SF. They are full service starting at \$550 per month and include all utilities except phone and internet | Available Sep-Oct 2024.
- Downstairs Venue Space: ±4,400 SF available for \$15/SF/Yr plus \$2/SF CAM
- Tenants are responsible for electricity
- Ample surface parking
- Located in Downtown Villa Rica with easy access to I-20
- Nearby traffic counts of 12,900 VPD on E Montgomery Street

#### LOCATION OVERVIEW

This property is located in Downtown Villa Rica right off of E. Montgomery Street (U.S. Hwy-78) with easy access to I-20. There are major retailers in the area such as Southwire, Flower Foods, Publix, Wells Fargo, and more. It is located less than 2 miles from I-20 and 33 miles west from Downtown Atlanta.





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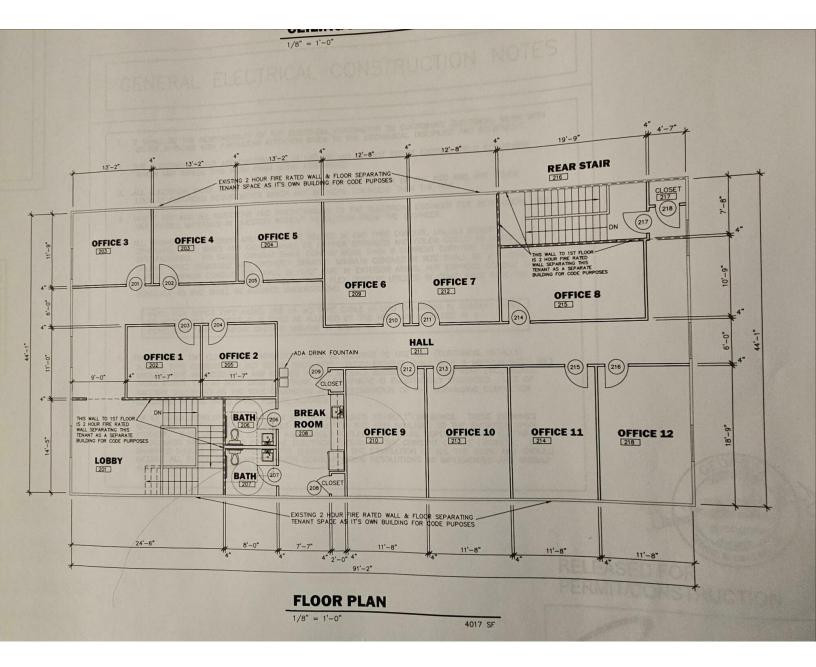
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# Suite 200



CONTACT



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#### **150 STONE STREET, VILLA RICA, GA 30180** TWO-STORY OFFICE/RETAIL OPPORTUNITY FOR LEASE | ±127 - 4,400 SF

### **AREA INFORMATION**

HOUSEHOLDS (1 MILE)

10,403



\$44,961

AVG. HH INCOME (1 MILE)



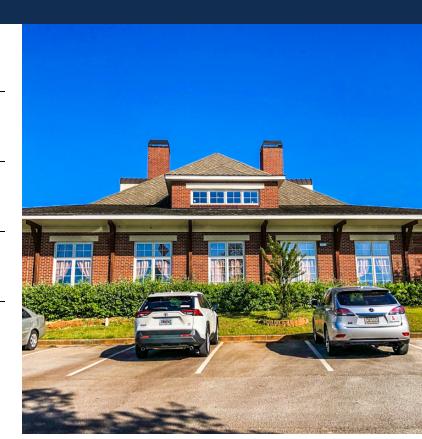
POPULATION (1 MILE)

29,640



TRAFFIC COUNTS

12,900 VPD on E Montgomery Street



## **IN THE AREA**





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