



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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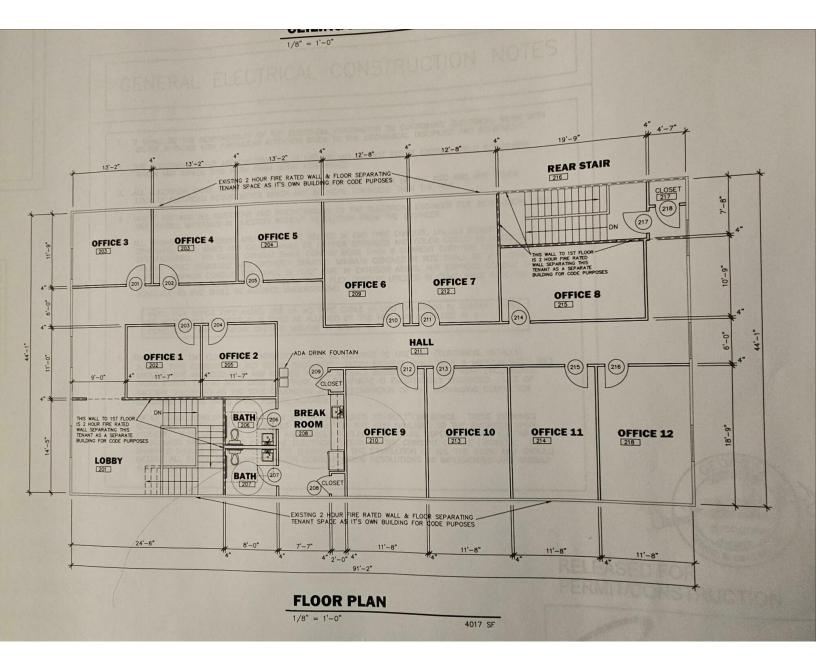
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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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)



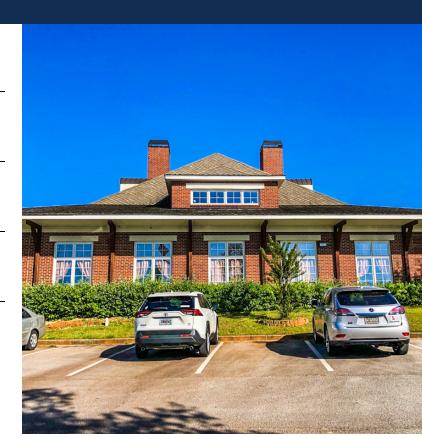
POPULATION (1 MILE)

29,640



TRAFFIC COUNTS

12,900 VPD on E Montgomery Street



IN THE AREA





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