



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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1/8" = 1'-0"

GENERAL ELECTRICAL CONSTRUCTION NOTES

EXISTING 2 HOUR FIRE RATED WALL & FLOOR SEPARATING TENANT SPACE AS IT'S OWN BUILDING FOR CODE PUPOSES

REAR STAIR 216

CLOSET 217

CLOSET 218

DN

THIS WALL TO 1ST FLOOR IS 2 HOUR FIRE RATED WALL SEPARATING THIS TENANT AS A SEPARATE BUILDING FOR CODE PURPOSES

OFFICE 3 203

OFFICE 4 204

OFFICE 5 205

OFFICE 6 209

OFFICE 7 212

OFFICE 8 215

OFFICE 1 202

OFFICE 2 205

ADA DRINK FOUNTAIN

209

CLOSET

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AREA INFORMATION



HOUSEHOLDS (1 MILE)

10,403



AVG. HH INCOME (1 MILE)

\$44,961



POPULATION (1 MILE)

29,640



TRAFFIC COUNTS

12,900 VPD on E Montgomery Street



IN THE AREA



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