

# AVAILABLE FOR LEASE

80 Enterprise Drive, Pendergrass, Georgia 30567

## NEW DEVELOPMENT



### Listing Details

- New 11,000 Sq. Ft. Retail Development.
- \$10.00 per Sq. Ft. Triple Net
- Located on US-129, one mile West of I-85.
- Property provides excellent visibility for both retail and office use.
- Suites available in white box condition, allowing for customization and flexibility with build out options.
- Two end-caps with drive-thru access.
- Each suite is grease trap ready.

### DEMOGRAPHICS

|                       | 3 Mile              | 5 Mile   | 7 Mile   |
|-----------------------|---------------------|----------|----------|
| Population:           | 3,866               | 11,844   | 31,436   |
| Average HH Income:    | \$64,647            | \$64,778 | \$63,821 |
| Traffic Count – 2006: | 11,300 cars per day |          |          |

### For Additional Information Contact:

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**678.527.0730**

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### **Roberts Commercial Real Estate Services**

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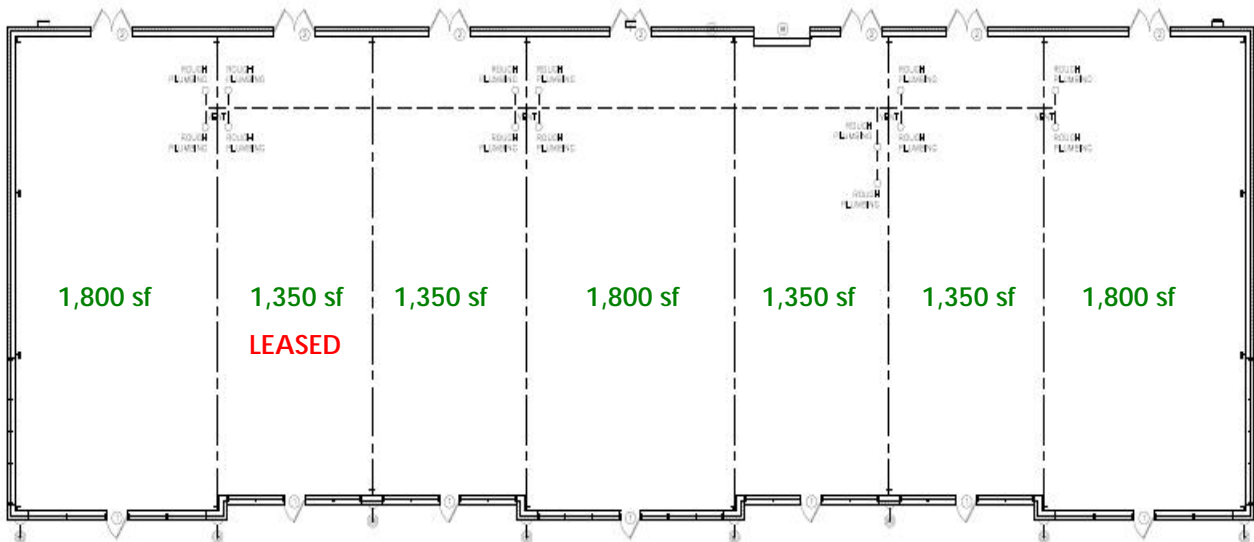
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## Floorplan



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