

West Georgia Village

Maple Street & Cunningham Drive & Campus Drive - 120 Cunningham Drive Carrollton, GA



Street and patio view facing main campus and new housing

For Lease - Prime Location at Main Entrance to West Georgia University



As exclusive agents, we are pleased to offer the following space for lease:

- ◆ Bookstore will be renovated into 8 new spaces, ranging from 750 sf to 2,000 sf
- ◆ Maple Street and West Georgia Drive
- ◆ 28 Parking Spaces
- ◆ High ceilings and loading dock available
- ◆ Large outdoor patio facing campus
- ◆ 15,000 students/faculty on campus weekly
- ◆ 90% of campus housing within walking distance
- ◆ City population of 22,000
- ◆ Avg. HH Income of \$45,000
- ◆ 50% renters and 50% owner occupied

NEARBY TENANTS

McDonald's
Krystals
Starbucks (campus library)
Einstein Bagles (campus library)

EMPLOYERS

Southwire
Tanner Medical
University of West Georgia

Michael Dahmer Director **770.552.2428** mdahmer@ngkf.com

Newmark Grubb
Knight Frank

3424 Peachtree Road, NE, Suite 800, Atlanta, GA 30326

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

The Block at West Georgia

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