

FIRST TUESDAY CENTER

1004 BANKHEAD HIGHWAY, CARROLLTON, GA 30117



▶ PROPERTY DETAILS

Total Square Footage: 180,145 SF

▶ PROPERTY DESCRIPTION

First Tuesday Center is located in Carrollton, Georgia, 45 miles west of Atlanta and is situated on 19.89 acres of land next to Lake Carroll. The center is anchored by Food Depot, the only grocery store serving the east side of Carrollton. Additionally, the center has an excellent mix of discount retailers that match well with the needs of shoppers in the local demographical area thus providing a consistent flow of consumer traffic. First Tuesday Center has good visibility for traffic approaching from all directions with a signalized entrance directly in front of the center.

▶ DEMOGRAPHICS

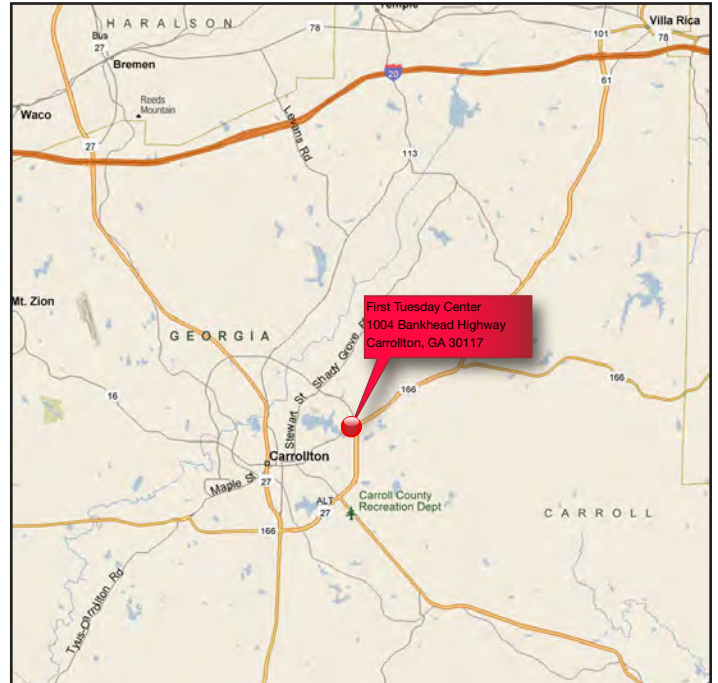
	5 Miles	10 Miles	15 Miles
Total Population	43,144	81,575	147,684
Average Household Income	\$49,681	\$55,950	\$56,727
Race:			
White	65.2%	74.9%	77.6%
Black	26.2%	18.6%	16.8%
Other	8.6%	6.5%	5.6%

▶ TENANTS



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TENANT ROSTER

SUITE	TENANT	SIZE
A-1	Roses Express	25,169 SF
A03	CitiTrends	13,405 SF
A-4	Available	11,748 SF
A-5	Physiotherapy Assoc.	3,840 SF
A-7	Available	17,300 SF
B-9	Available	1,360 SF
B-11	Available	600 SF
B-13	Ladies & Gents Salon	2,000 SF
B-15	Wear Me Again	4,000 SF
B-19	Available	2,500 SF
B-21	Available	3,875 SF
B-25	Available	1,750 SF
B-27	Walter's Management	1,400 SF
B-29	Evergreen Chinese Rest.	2,800 SF
C-31	Top Nails	1,050 SF
C-33	Liberty Income Tax	1,400 SF
C-35	Metro PCS	1,400 SF
C-37	Rental Express	8,050 SF
C-39	Farmers Home Furniture	23,040 SF
C-41	Dollar Tree	10,000 SF
C-41a	Utility Room	604 SF
C-45	Food Depot	36,294 SF
1000	Available	2,510 SF
1076	Georgia West Realty	4,050 SF
TOTAL		180,145 SF

- LEASED
- AVAILABLE
- NOT OWNED