

±1,035 SF Retail/Restaurant Opportunity

FOR LEASE

951 Maple Street, Carrollton, Georgia 30117



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



PROPERTY OVERVIEW

- ±1,035 SF retail space available for immediate lease
- Lease rate: \$1,200 per month, Modified Gross
- 3 year minimum lease requirement; CTI (CAM, taxes, and insurance): \$168.19 per month
- Located in Carrollton, GA (Atlanta MSA)
- Situated in Westover Square shopping center (±37,116 SF strip center)
- Access from Maple Street and South Street
- Prominent pylon sign on Maple Street
- University of West Georgia (16,000+ students) is less than 0.5 miles west on Maple Street
- Downtown Carrollton is less than 1 mile northeast of the property
- Approximately 12 miles south of Interstate 20
- Just over 50 miles west of downtown Atlanta



**MONTHLY
LEASE RATE**
\$1,200 MG



SPACE SIZE
±1,035 SF



**BUILDING
SIZE**
±37,116 SF

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.

CONTACT



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DEMOGRAPHICS

1-Mile

3-Miles

5-Miles



Population

7,857

30,428

47,128



Households

2,633

11,089

17,010



Avg. Household Income

\$46,875

\$71,453

\$82,000

Source: 2026 ESRI

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