

FOR LEASE

Twin Oaks Plaza

2853 East College Ave | Avondale Estates GA 30002

Property Highlights

- 24,420 SF total
- Twin Oaks Plaza is located on East College Avenue approximately 1/2 mile from the famous Avondale Tudor Village.
- Avondale Estates is experiencing a major revitalization with the addition of new multi-family developments.
- The center has excellent visibility and has a signalized intersection with two points of ingress/egress.
- Many tenants have been long-standing retailers and service providers for this community.

Key Tenants



Leasing Contact:

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 404.595.0500 | Partnersrealestate.com

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Traffic Counts

East College Avenue	19,888	AADT
Derrydown Way	19,677	AADT

Demographics

	1 Mile	3 Mile	5 Mile
Population	11,389	119,278	304,200
Households	5,310	49,444	124,638
Avg HH Income	\$129,413	\$111,028	\$107,152



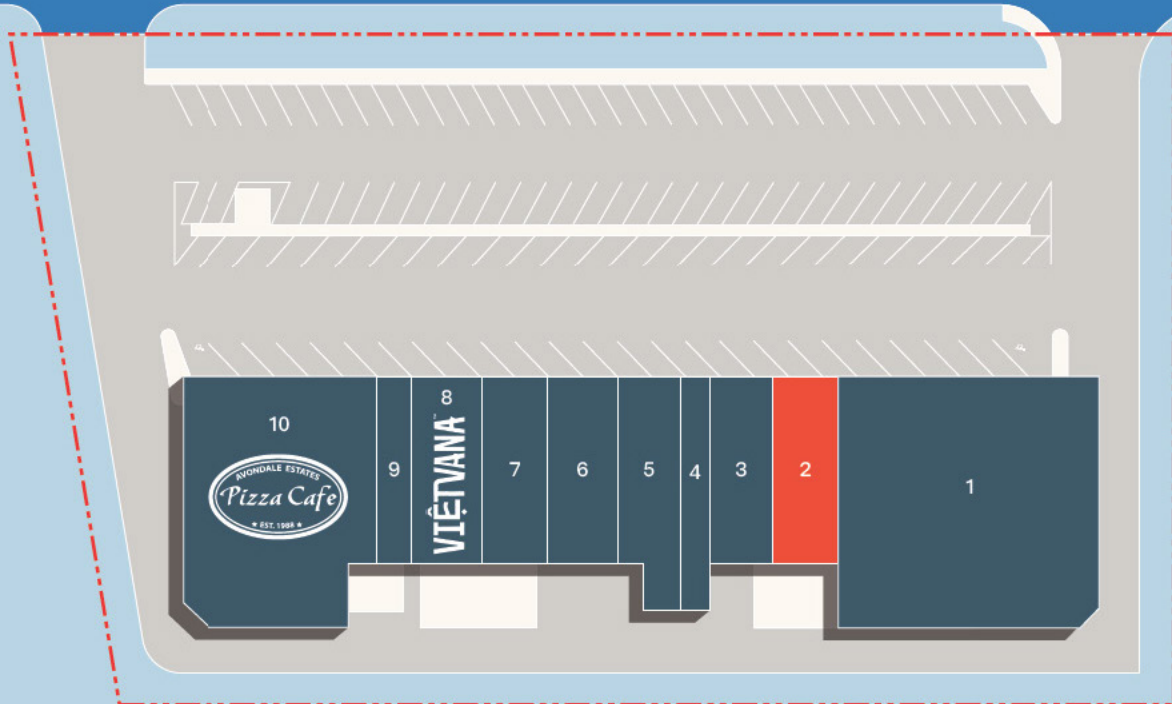
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UNIT	TENANT	SF
1	Finders Keepers	9,100
2	Available	840
3	Alcohol Heroes	720
4	Smart Financial and Tax Services	720
5	Pepper Roost Restaurant	2,400
6	Timeless Styles and Cuts	900
7	Minutemen Press	900
8	Vietvana	3,300
9	Kinsmith Finance	1,440
10	Pizza Café	5,100

E COLLEGE AVE



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