

Togwotee Village

1240 Highway 54 W., Fayetteville, GA 30214

LEASING INFORMATION

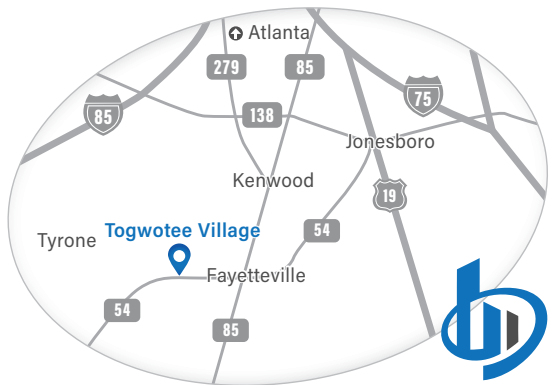
Rental Rate	Starting at \$18.00 PSF plus \$3.50 PSF in expenses
Year Built	2008
Building / GLA	±100,000 SF
Property Type	Retail Shop and Medical Office
Parking	500
Intersection	Georgia Highway 54 & Togwotee Village Parkway
Traffic Count	Yes
Traff Count	27,500 CPD

LEASING CONTACT

Wes Allen

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LOCATION MAP



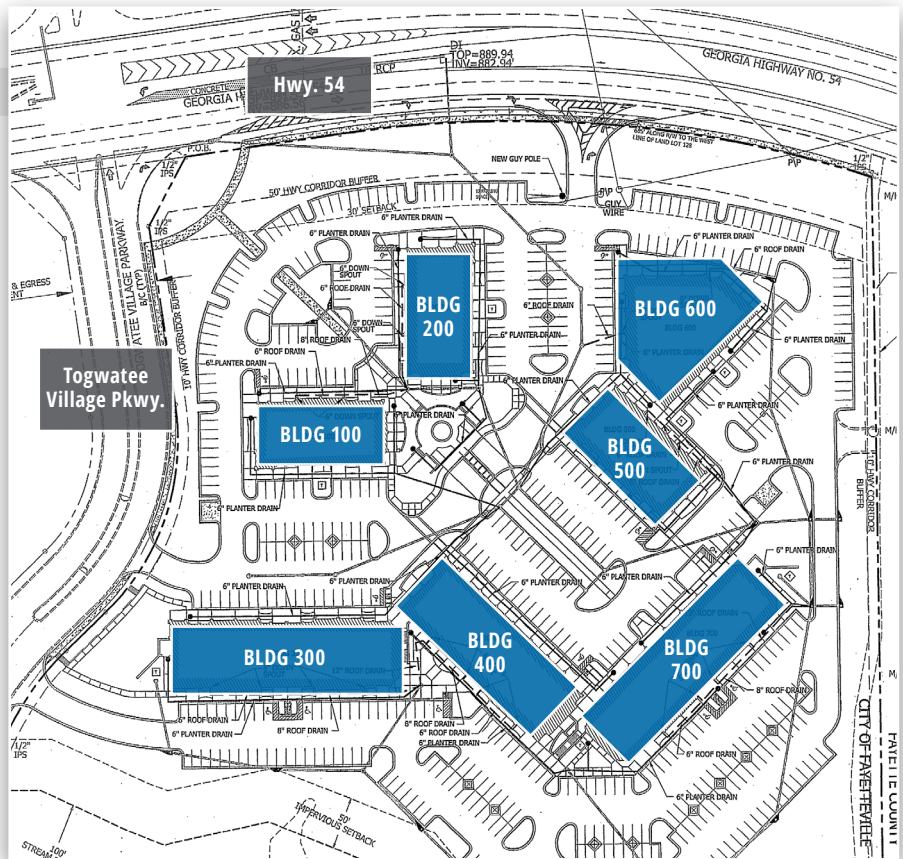
DEMOGRAPHICS

Radius	3-Mile	5-Mile
Population	16,849	53,223
Household	5,934	19,521
Avg. Income	\$106,407	\$ 106,467



CENTER HIGHLIGHTS

- Highly visible from Hwy. 54, easy access with 4-way traffic lights.
- Located directly across the street from the new Holiday Inn and Piedmont Fayette Hospital. It is also two miles from Pinewood Atlanta Studios and the new Pinewood Forest mixed-use development.
- Lifestyle Center with a fountain, gazebo, paved sidewalks and outdoor seating.
- Current tenants in a balanced mix of specialized medical offices including pediatrics, pharmacy, otolaryngology, nephrology, dental, diagnostics, and hospice/health care.
- Variety of restaurant tenants including Mexican, Café, Italian, Indian, and Mediterranean Cuisines.



LEASING INFORMATION

STE	TENANT
100	Tri-County Pediatrics
101	Chris Apex Pharmacy
102	Farmers Insurance
103	El Reposo Mexican Restaurant
200	Village Café
201	Tour de Italy Pizza
202	Indian Oven
310	Atlanta Asthma and Allergy
300	Minute Men Press
301	Available (1,509 SF)
305	Distinctive Flair
306	Crystal A Plus Optique
307	Available (2,096 SF)
312	Available (2,364 SF)
314	Available (3,513 SF)

302	Tuk Nail Spa
303	May First Enterprises
304	Accentu8 Hair & Lash
315	Dr. Shah BPS, DMD, PC
400	Available (2,660 SF)
402	Available (1,509 SF)
403	AI Laboratory Corp
404	Available (2,213 SF)
405	Available (3,217 SF)
406	Available (2,538 SF)
408	RAI Care Center of Fayette
500	State Farm
501	Edible Arrangements
502	Penn Station Gym

503	Available (1,164 SF)
504	Available (1,164 SF)
505	Kings Watch Repair
600	Pita Street Food
601	Amedisys
602	The Skin Society
603	Atlanta Vapor
604	Hearing Aid Services
700	South Atlanta Integrative
702	Available (6,000 SF)
706	Social Suite
708	Available (3,728 SF)
710	South Atlanta Ear, Nose & Throat



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REGIONAL HIGHLIGHTS

- Piedmont Fayette is the third largest hospital in the Piedmont Healthcare system with 221 beds, more than 1,600 employees, and over 500 physicians.
- Property is 5-minutes away from the Pinewood Forest development in Fayetteville, a 234-acre mixed-use development estimated to have more than 1,200 residences and 270,000 SF of office, restaurant and retail space.
- Pinewood Forest will be a cultural and recreational hub with park and concert venue, three residential districts, a boutique hotel and an extended stay hotel. It will also have 15 miles of walking trails and sidewalks around parks.

