

# Vacancy list @ 4835 Sugarloaf Pkwy

This is an **informal** estimate of the offering price

Ste #	Build out	Grease trap?	Square Footage	\$ Rate PSF Base Rent	Monthly Base Rent	\$ Rate PSF CAM (2023)	Monthly CAM	Total Per Month (Estimate)
600	Event	No	2,796.00	\$10.00	\$2,330.00	\$8.49	\$1,978.17	\$4,308.17
200	Medical/Office	No	3,440.00	\$22.00	\$6,306.67	\$8.49	\$2,433.80	\$8,740.47
Shopping Center Restrictions on use:		Vape/Smoke Shops, Church, Event Hall, COAM/Gaming Machines, direct competition to current Tenant's business (restaurants will be a case by case basis), Gentleman's Club in addition to the Exhibit attached if available.						
Lockbox Location		Please request to Leasing Agent for CMC Real Estate Group at <a href="mailto:info@cmcreg.com">info@cmcreg.com</a> or <b>470-712-2504 Ext#1015</b>						