

# FOR LEASE

## CLOCK TOWER SHOPPING CENTER

1510 Lafayette Pkwy. LaGrange, GA 30241



**LEASE RATE**

Negotiable

**Tripp Crawford**

(706) 984-1251

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**Richard Hill**

(706) 330-7492

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### PROPERTY DESCRIPTION

This Shopping Center is located on Lafayette Parkway across from the Lagrange Mall and in close proximity to I-85. It has great visibility from the road. This is a heavy traffic area - perfect for retail. LaGrange is a dynamic area and is home to numerous international businesses.

### PROPERTY HIGHLIGHTS

- Great location - main corridor between I-85 and Downtown
- Great visibility from road
- Close proximity to I-85 and LaGrange Mall

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 - 8,065 SF
Lot Size:	4.59 Acres
Building Size:	34,749 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	236	3,948	11,548
Total Population	600	9,763	28,720
Average HH Income	\$49,355	\$48,218	\$49,294

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 8,065 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit D2	Available	8,065 SF	NNN	Negotiable
Unit C2	Available	1,250 SF	NNN	Negotiable
1302 Lafayette Pkwy	Available	1,000 SF	NNN	Negotiable

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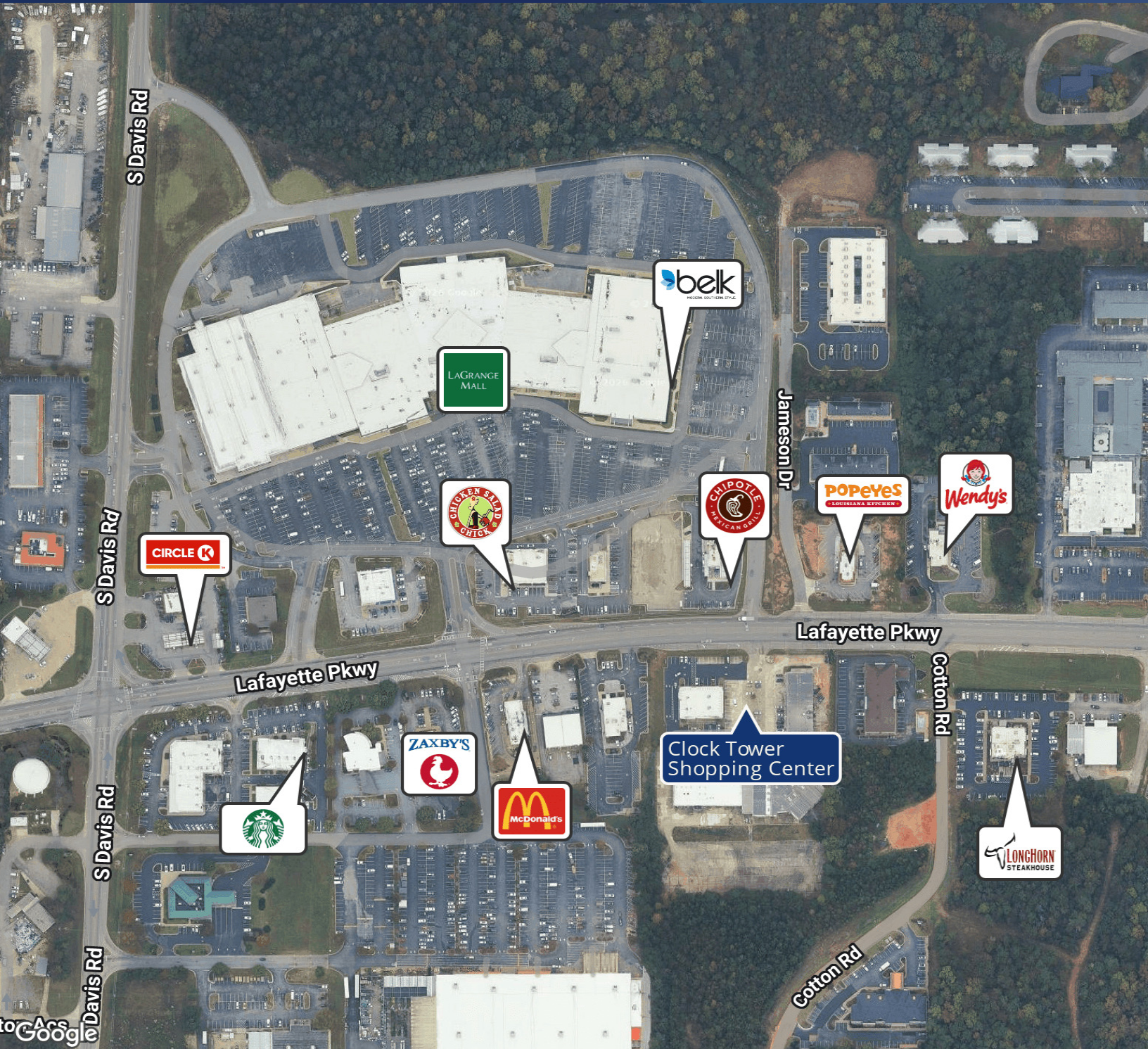


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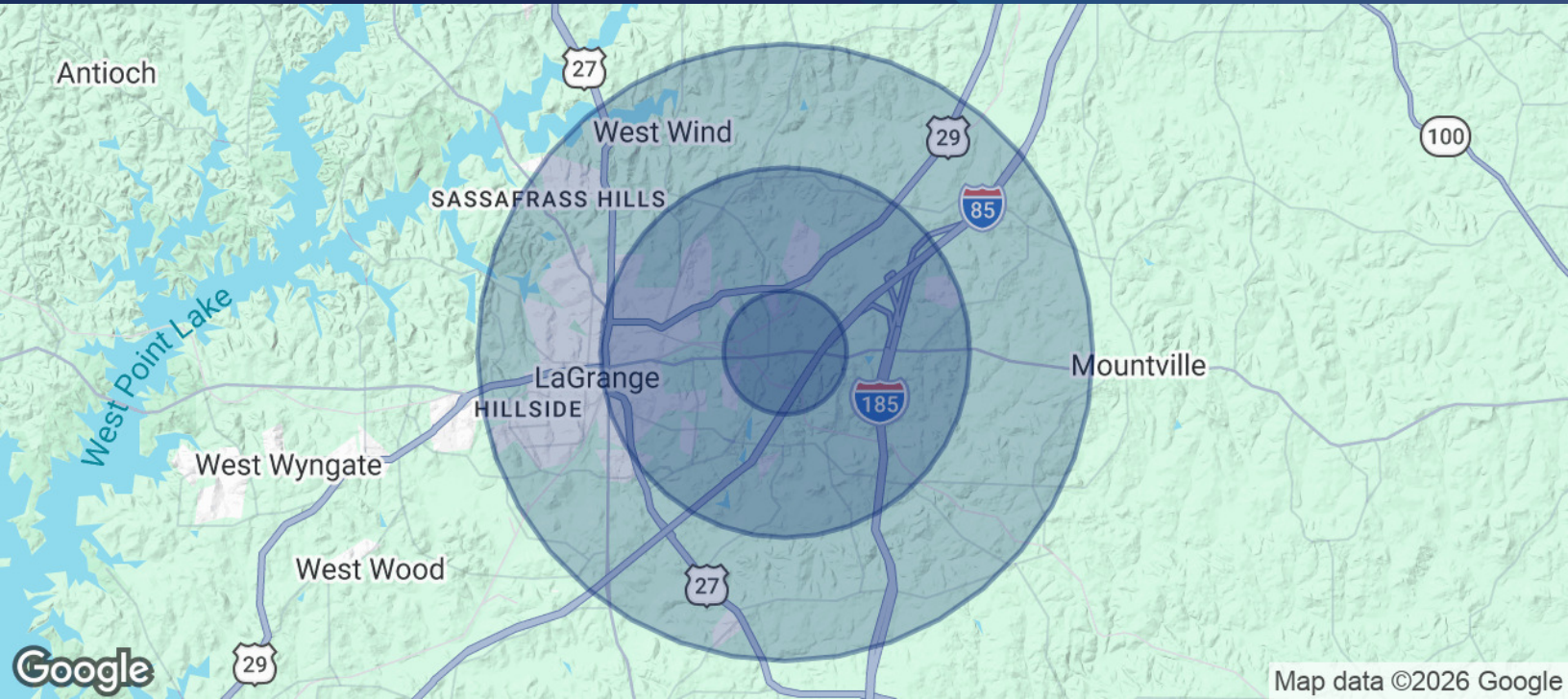


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	600	9,763	28,720
Average Age	35.1	36.1	34.1
Average Age (Male)	35.9	35.1	31.4
Average Age (Female)	32.3	35.9	35.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	236	3,948	11,548
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$49,355	\$48,218	\$49,294
Average House Value	\$1,169,537	\$266,516	\$164,613

\* Demographic data derived from 2020 ACS - US Census

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