



SITE

SENOIA, GA

OUTPARCELS AVAILABLE

LAND AVAILABLE FOR LEASE, GROUND LEASE, AND BUILD TO SUIT



PROJECT DETAILS

OUTPARCELS AVAILABLE • LAND AVAILABLE FOR LEASE, GROUND LEASE, AND BUILD TO SUIT

LOT SIZE

2 AC

PROPERTY HIGHLIGHTS

- Highly visible outparcels available across from strong Publix (2021 opening)
- Full movement access shared with Publix, Tractor Supply, and additional future retail
- High income and growth market

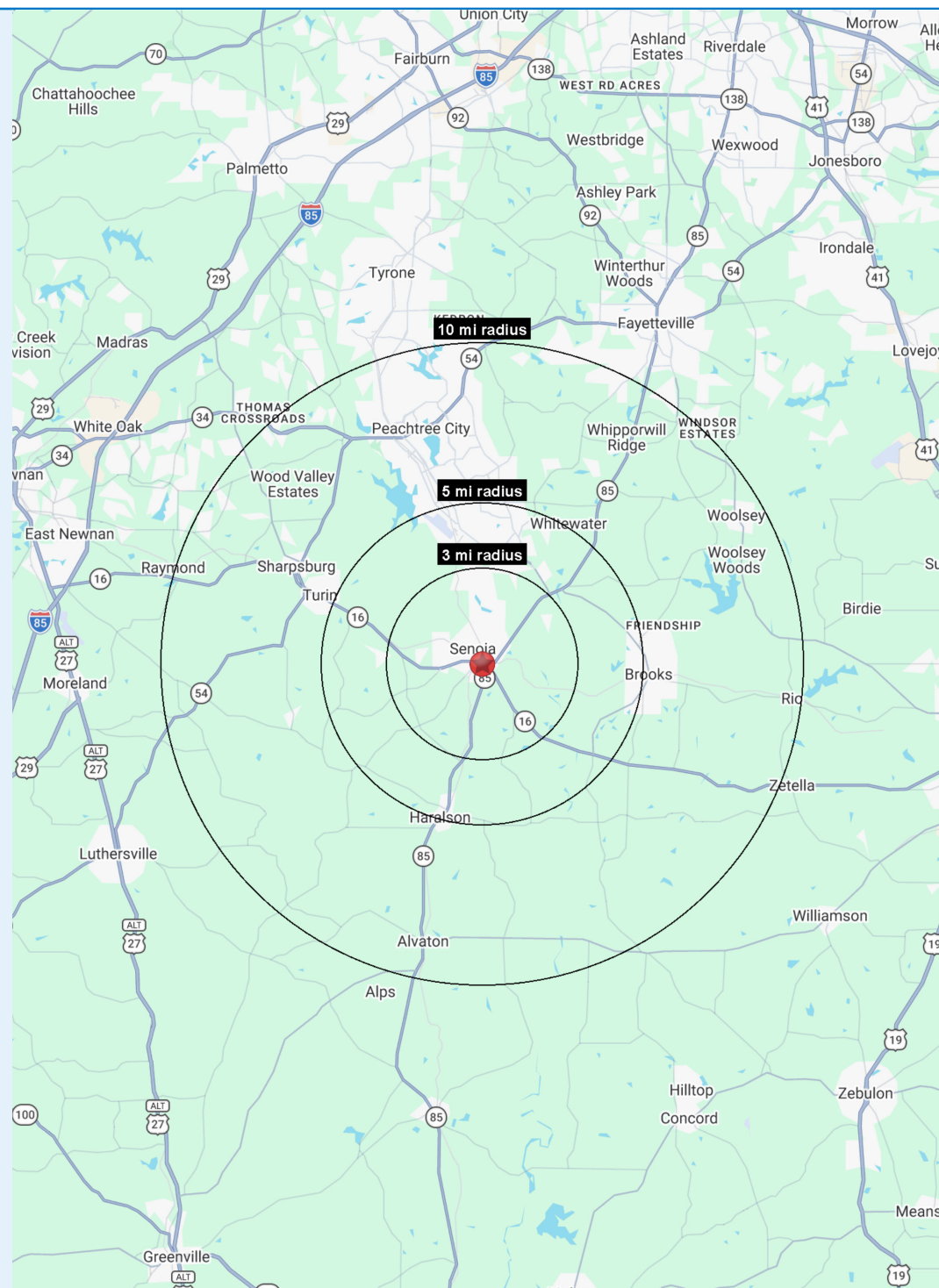
COUNTY

Coweta

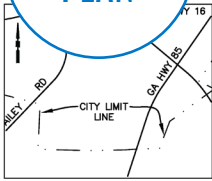
MARKET

Senoia

	3 MILE	5 MILE	10 MILE
 POPULATION	10,484	25,792	101,707
 AVERAGE HH INCOME	\$168,566	\$172,253	\$164,219
 MEDIAN HH INCOME	\$129,555	\$138,171	\$130,372



SITE PLAN



PART II, SCHEDULE B EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2-408860
EFFECTIVE DATE = MARCH 10, 2022 AT 5:00 P.M.

- (1) RIGHT-OF-WAY EASEMENT FROM P. R. MOONLIGHT, SR. TO GEORGIA POWER COMPANY, DATED APRIL 7, 1968, FILED FOR RECORD APRIL 10, 1968 AT 11:00 A.M., RECORDED IN DEED BOOK 84, PAGE 333, RECORDS OF CORNELL COUNTY, GEORGIA. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED OR SHOWN HEREON. EASEMENT AGREEMENT FROM MANN INVESTMENT COMPANY, L.P., A GEORGIA LIMITED PARTNERSHIP TO THE CITY OF SENGA, DATED JANUARY 9, 2002, FILED FOR RECORD JANUARY 9, 2002 AT 1:50 P.M., RECORDED IN DEED BOOK 1818, PAGE 477, AFORESAID EASEMENT CANNOT BE PLOTTED INCREASE THE DOCUMENTS ARE ILLEGIBLE, NO PHYSICAL KNOWLEDGE OF THE EASEMENT WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY.
- (2) DISTRIBUTION TREE TRIM / CLEARING EASEMENT FROM JAMES CALHOUN MANN, CHARLES DALE MANN, AND RANDALL CLARK MANN, SUCCESSOR CO-TRUSTEES OF THE MILDRED B. MANN REVOCABLE TRUST TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED DECEMBER 30, 2020, FILED FOR RECORD APRIL 13, 2021 AT 3:05 P.M., RECORDED IN DEED BOOK 5299, PAGE 14, AFORESAID RECORDS EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- (3) ACCESS EASEMENT BY AND BETWEEN JAMES CALHOUN MANN, CHARLES DALE MANN, AND RANDALL CLARK MANN, SUCCESSOR CO-TRUSTEES OF THE MILDRED B. MANN REVOCABLE TRUST AND WELLSSTAR HEALTH SYSTEM, INC., A GEORGIA NONPROFIT CORPORATION, DATED OCTOBER 2, 2021, FILED FOR RECORD OCTOBER 2, 2021 AT 1:14 P.M., RECORDED IN DEED BOOK 5418, PAGE 462, AFORESAID RECORDS EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- (4) DISTRIBUTION TREE TRIM / CLEARING EASEMENT FROM JAMES CALHOUN MANN, CHARLES DALE MANN, AND RANDALL CLARK MANN, SUCCESSOR CO-TRUSTEES OF THE MILDRED B. MANN REVOCABLE TRUST TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED DECEMBER 30, 2020, FILED FOR RECORD OCTOBER 14, 2021 AT 1:14 P.M., RECORDED IN DEED BOOK 5418, PAGE 462, AFORESAID RECORDS EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

SURVEY LEGAL DESCRIPTION

TRACT "A-1"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 278 & 279, 1ST LAND DISTRICT OF CORNELL COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" REBAR FOUND AT THE APPARENT COMMON LAND LOT CORNER OF LAND LOTS 261, 262, 277 & 278 OF THE 1ST LAND DISTRICT OF CORNELL COUNTY, GEORGIA, SAID REBAR HAVING THE GEORGIA STATE PLANE GRID, WEST ZONE, 1983 COORDINATES OF N:1195948.45, E:177516.78 AND BEING THE POINT OF BEGINNING;
THENCE, ALONG THE SOUTH LAND LOT LINE OF LAND LOT 278 S88°51'21"E A DISTANCE OF 891.82' TO A CALCULATED POINT; THENCE, S88°53'06"E A DISTANCE OF 503.71' TO AN AXE FOUND; THENCE, N32°29'12"W A DISTANCE OF 635.65' TO A CALCULATED POINT (SAID POINT BEING WITNESSED BY A NAIL FOUND 6.70' TO THE EAST); THENCE, N32°29'12"W A DISTANCE OF 1306.03' TO A 1/2" REBAR & CAP SET ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE FOLLOWING A CHORD BEARING OF N32°17'56"E AND A CHORD LENGTH OF 1343.85', HAVING A RADIUS OF 1861.81', A CHORD BEARING OF N46°06'35"E AND A CHORD LENGTH OF 1030.14' TO A 1/2" REBAR & CAP SET; THENCE, N62°09'24"E A DISTANCE OF 452.52' TO A 1/2" REBAR & CAP SET; THENCE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 678.68', HAVING A RADIUS OF 1500.00', A CHORD BEARING OF N47°14'14"E AND A CHORD LENGTH OF 672.97' TO A 1/2" REBAR & CAP SET; BEING THE POINT OF BEGINNING AND HAVING THE GEORGIA STATE PLANE GRID, WEST ZONE, NAD 1983 COORDINATES OF N:1198922.74, E:1778623.04;
FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 205.97', HAVING A RADIUS OF 1500.00', A CHORD BEARING OF N32°17'56"E AND A CHORD LENGTH OF 205.83' TO A 1/2" REBAR & CAP SET AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 16 (100' PUBLIC R/W); THENCE, ALONG THE AFORESAID RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 16, FOLLOWING A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 316.82', HAVING A RADIUS OF 1861.81', A CHORD BEARING OF S81°55'45"E AND A CHORD LENGTH OF 316.46' TO A 1/2" REBAR & CAP SET; THENCE, LEAVING THE SAID RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 16, FOLLOWING A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.82', HAVING A RADIUS OF 300.00', A CHORD BEARING OF S11°54'20"W AND A CHORD LENGTH OF 6.82' TO A 1/2" REBAR & CAP SET; THENCE, ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 141.85', HAVING A RADIUS OF 115.00', A CHORD BEARING OF S22°47'54"E AND A CHORD LENGTH OF 133.04' TO A 1/2" REBAR & CAP SET; THENCE, S28°08'04"E A DISTANCE OF 10.78' TO A 1/2" REBAR & CAP SET; THENCE, S31°43'34"W A DISTANCE OF 20.00' TO A 1/2" REBAR & CAP SET; THENCE, N54°20'16"W A DISTANCE OF 494.87' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND HAS AN AREA OF 86,519 SQUARE FEET OR 1.986 ACRES, MORE OR LESS.

REFERENCES

CORNELL COUNTY SUPERIOR COURT RECORDS
DEED BOOK 84 PAGE 33
DEED BOOK 365 PAGE 98
DEED BOOK 860 PAGE 140
DEED BOOK 1122 PAGE 43
DEED BOOK 1164 PAGE 38
DEED BOOK 1164 PAGE 50
DEED BOOK 1188 PAGE 477
DEED BOOK 3338 PAGE 677
DEED BOOK 3893 PAGE 339
DEED BOOK 4075 PAGE 797
DEED BOOK 4110 PAGE 200
DEED BOOK 4147 PAGE 623
DEED BOOK 4850 PAGE 628
DEED BOOK 5245 PAGE 152
DEED BOOK 5598 PAGE 147
PLAT BOOK 23 PAGE 295
PLAT BOOK 30 PAGE 277
PLAT BOOK 35 PAGE 273
PLAT BOOK 37 PAGE 273
PLAT BOOK 38 PAGE 201
PLAT BOOK 44 PAGE 245
PLAT BOOK 45 PAGE 256
PLAT BOOK 98 PAGE 182
PLAT BOOK 98 PAGE 232
SEABOARD COASTLINE RAILROAD REAL ESTATE DEPT.
RIGHT OF WAY AND TRACK MAP
ATLANTA, BRIMMINGHAM & ATLANTIC
R.R. CO., SHEET 9 OF 9B, DATED
6/20/1914 AND LAST REVISED
4/24/1919

CLOSURE & EQUIPMENT CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.03 FEET AT THE 90% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,778 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA I SERIES ROBOTIC TOTAL STATION AND A CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVER. FIELD WORK WAS COMPLETED ON 12/22/2021.

SURVEYOR CERTIFICATION

TO WELLSSTAR SPALDING REGIONAL HOSPITAL, INC., A GEORGIA NONPROFIT CORPORATION, WELLSSTAR HEALTH SYSTEM, INC., A GEORGIA NONPROFIT CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. THESE REQUIREMENTS ARE SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. § 43-15-43-15-4, 43-15-43-15-19, & 43-15-22.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. § 43-15-43-15-4, 43-15-43-15-19, & 43-15-22.

DAVID C. BERNETT
GEORGIA REGISTERED LAND SURVEYOR NO. 3122
DATE 04/05/2022

LEGEND

- PROPERTY LINE
- APPROX LAND LOT LINE
- APPROX PARCEL LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- RAILROAD TRACKS
- ASPHALT
- CONCRETE
- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IRON PIN TO BE SET (SEE NOTE 7)
- CALCULATED POINT (UNMENTIONED)
- UTILITY POLE
- OPEN TOP PIPE
- DEED BOOK & PAGE
- PLAT BOOK & PAGE
- RIGHT-OF-WAY
- NOW OR FORMERLY
- POINT OF REFERENCE
- POINT OF BEGINNING
- EASEMENT
- LAND LOT NUMBER

PART II, SCHEDULE B EXCEPTION

NOTES

1. REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REDUCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, HAD 83 DATUM AND WERE ESTABLISHED BY GPS METHODS UTILIZING A CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVER AND PROCESSED BY NGS DRIS. THE BEARINGS HEREON MAY NOT MATCH PRIOR DEEDS OR SURVEYS. HOWEVER, THE PROPERTY LINES AND CORNERS SHOWN ARE THE SAME. ALL DISTANCES SHOWN HEREON ARE SURFACE/GROUND DISTANCES AND STATED IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS DESIGNATED AS COUNTY TAX PARCEL 162 1278 007 AND IS CURRENTLY ZONED "I" INDUSTRIAL DISTRICT (COMMERCIAL CORRIDOR OVERLAY).
5. THE FOLLOWING ARE THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR INDUSTRIAL DISTRICTS:
-FRONT YARD (ARTERIAL & COLLECTOR STREETS) = 50'
-FRONT YARD (LOCAL STREETS) = 25'
-SIDE YARD (LOCAL STREETS) = 20' W/ 10' BUFFER
-REAR YARD (ARTERIAL & COLLECTOR STREETS) = 60' W/ 30' BUFFER
-REAR YARD (LOCAL STREETS) = 30' W/ 15' BUFFER
6. BY GRAPHICAL PLUTTING ONLY AND PER FIMA FORM PANEL 13077022910 FOR THE CITY OF SENGA AND CORNELL COUNTY, GA, DATED 2/6/2013, TRACTS "A1" & "A2" LIE WITHIN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD); PORTIONS OF TRACT "A1" LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A" (WITHOUT BASE FLOOD ELEVATIONS).
7. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS STAMPED WITH 3122.
8. THE POINT OF REFERENCE IS A 1/2" REBAR FOUND AND BEING AT THE WEST RIGHT-OF-WAY LINE OF DOLLY NIXON ROAD (80' R/W) AND THE NORTH LAND LOT LINE OF LAND LOT 282 OF THE 1ST LAND DISTRICT OF CORNELL COUNTY, GA, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 37 PAGE 273 IN THE CORNELL COUNTY SUPERIOR COURT CLERKS RECORDS. THE SAID REBAR IS 40' WEST OF THE APPROXIMATE COMMON LAND LOT CORNER OF LAND LOTS 281, 282, 277 & 278 OF SAID LAND DISTRICT. ALSO BEING LOCATED AT THE POINT OF REFERENCE IS THE GEORGIA STATE PLANE GRID COORDINATES SHOWN HEREON (SEE NOTE 3).
9. THERE ARE NO IMPROVEMENTS ON THE SUBJECT PROPERTY TO THE KNOWLEDGE OF THIS SURVEYOR. ENCROACHMENTS ARE AS FOLLOWS:
-OVERHEAD TELEPHONE/COMMUNICATION LINES ENDOACH ON THE SUBJECT PROPERTY ALONG GA HWY 16, AS SHOWN HEREON.
10. ACCORDING TO DEED BOOK 5598 PAGE 147, THERE IS AN EASEMENT AGREEMENT BETWEEN MANN INVESTMENT COMPANY, L.P. & THE CITY OF SENGA FOR A SANITARY SEWER LINE SAID EASEMENT BEING SHOWN ON THIS SURVEY FOR THE LACK OF A LEGIBLE DEPICTION OR DESCRIPTION AS TO ITS LOCATION OR THE LOCATION OF THE SEWER LINE. NO EXISTENCE OF SAID SEWER LINE OR EASEMENT ON THE SUBJECT PROPERTY WAS FOUND BY THIS SURVEYOR AT THE TIME THE FIELD DATA WAS OBTAINED.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
12. THERE WAS NO EVIDENCE OF STREET/SIDEWALK CONSTRUCTION OR RIGHT OF WAY CONSTRUCTION AT THE TIME OF THIS SURVEY.
13. SUBJECT PROPERTY IS CONTIGUOUS TO GEORGIA STATE HIGHWAY 16, A PUBLIC ROAD.

0 30 60 90
GRAPHIC SCALE IN FEET

REFERENCE POINT
LAND SURVEYING, LLC
P.O. BOX 804
FOREST, GA 31029
CONF. LSP000413
referencepointlandsurveying@gmail.com



WELLSSTAR SPALDING REGIONAL HOSPITAL, INC.,
A GEORGIA NONPROFIT CORPORATION,
WELLSSTAR HEALTH SYSTEM, INC., A GEORGIA NONPROFIT CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
1ST LAND DISTRICT
CORNELL COUNTY
LAND LOTS 278 & 279
CITY OF SENGA

REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 30'
HORIZONTAL: N/A
VERTICAL: N/A
DATE: 04/05/2022
DRAWING NO. 2022-01-D
PROJ. NO.: KH 2021-1
ALPH. FH: 2021-1
DRWN: DOB
CHKD: DOB
APVD: DOB
RLS No.: 3122

SHEET 2 OF 2

16 16,700 ADT

Piedmont
UrgentCare

TSC TRACTOR
SUPPLY CO

Chick-fil-ee

Gar Wash

First Peoples
Bank

CLASSIC
PRO LUBE

Tucker Rd

Wells St

SITE

SENOIA, GEORGIA ROUTE 16

LAND AVAILABLE FOR LEASE, GROUND LEASE, AND BUILD TO SUIT

ANDREW SADOWSKY

470.766.1763

ASADOWSKY@ATLANTICRETAIL.COM



ALBANY

ATLANTA

FIVE PIEDMONT CENTER, STE 210
3525 PIEDMONT ROAD NE
ATLANTA, GA 30305
470.766.1777

BOSTON

CHARLESTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)
 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

**REALESTATE
RESOURCES**

CHAINLINKS
RETAIL ADVISORS

85