

MIKE HORNER
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1340 SOUTHLAKE PKWY
MORROW, GA 30260



Galanti
REALTY PARTNERS

PROPERTY SUMMARY



1340 SOUTHLAKE
PKWY, MORROW, GA

Property Address

1988 / 2019

Year Built / Renovated

31,062 SF

Gross Leasable Area

BG

Zoning

5.26/1,000 SF

Parking Ratio

3.2 ACRES

Approximate Lot Size

\$14.00

Rent PSF

\$2.73 PSF
2023 ESTIMATE

NNN Lease

DOCK HIGH

Loading Dock

SOUTHLAKE MALL

Dillard's ★ macy's zumiez
 FOREVER 21 PANDORA AÉROPOSTALE
 HOT TOPIC CHAMPS SPORTS VICTORIA'S SECRET
 Foot Locker H&M AMERICAN EAGLE OUTFITTERS Bath & Body Works JOURNEYS

SUBJECT PROPERTY

SOUTHLAKE FESTIVAL

TJ-maxx Burlington FINISH LINE
 Rainbow Hampton Inn & Suites by HILTON WAFFLE HOUSE

Ford Jeep HONDA RAM
 DODGE CHRYSLER

75 144,000 VPD

MOTOR HARLEY-DAVIDSON
 CYCLES

H Holiday Inn
 AN IHG® HOTEL
 Q Quality INN
 BY CHOICE HOTELS

INTERACTIVE COLLEGE
 OF TECHNOLOGY
 90 STUDENTS

COSTCO
 WHOLESALE

SOUTHLAKE PAVILLION

BEST BUY Ashley HOMESTORE planet fitness
 ROSS DRESS FOR LESS PETSMART Party City

Jonesboro Rd
 38,500 VPD

NI
 NEW IMAGE
 DENTAL LABORATORY

Talpa
 SUPER WAREHOUSES

Mount Zion Rd
 16,200 VPD

FAMILY DOLLAR Olive Garden
 AMERICAN FREIGHT

D&K SUIT CITY K&G

AVIS CAR SALES
 SMOOTHIE KING DELTACO
 BeautyMaster

PACCAR PARTS
 AFTERMARKET TRANSPORTATION SOLUTIONS

THE HOME
 DEPOT

Tara ES
 584 students

NISSAN TOYOTA

SHOPPES AT MORROW STATION

LOWE'S AMC THEATRES LA FITNESS
 SALLY BEAUTY AT&T planet fitness Planet Fitness TACO BELL
 Ashley HOMESTORE GOODWILL 9 HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES O'Reilly

Chick-fil-A
 McDonald's SUBWAY

Builders FirstSource

staci AMERICAS
 METAL DECK SUPPLY

Fresh EXPRESS

Publix
 Wendy's CHIPOTLE MEXICAN GRILL

1340 SOUTHLAKE PKWY
Morrow (Atlanta MSA), GA

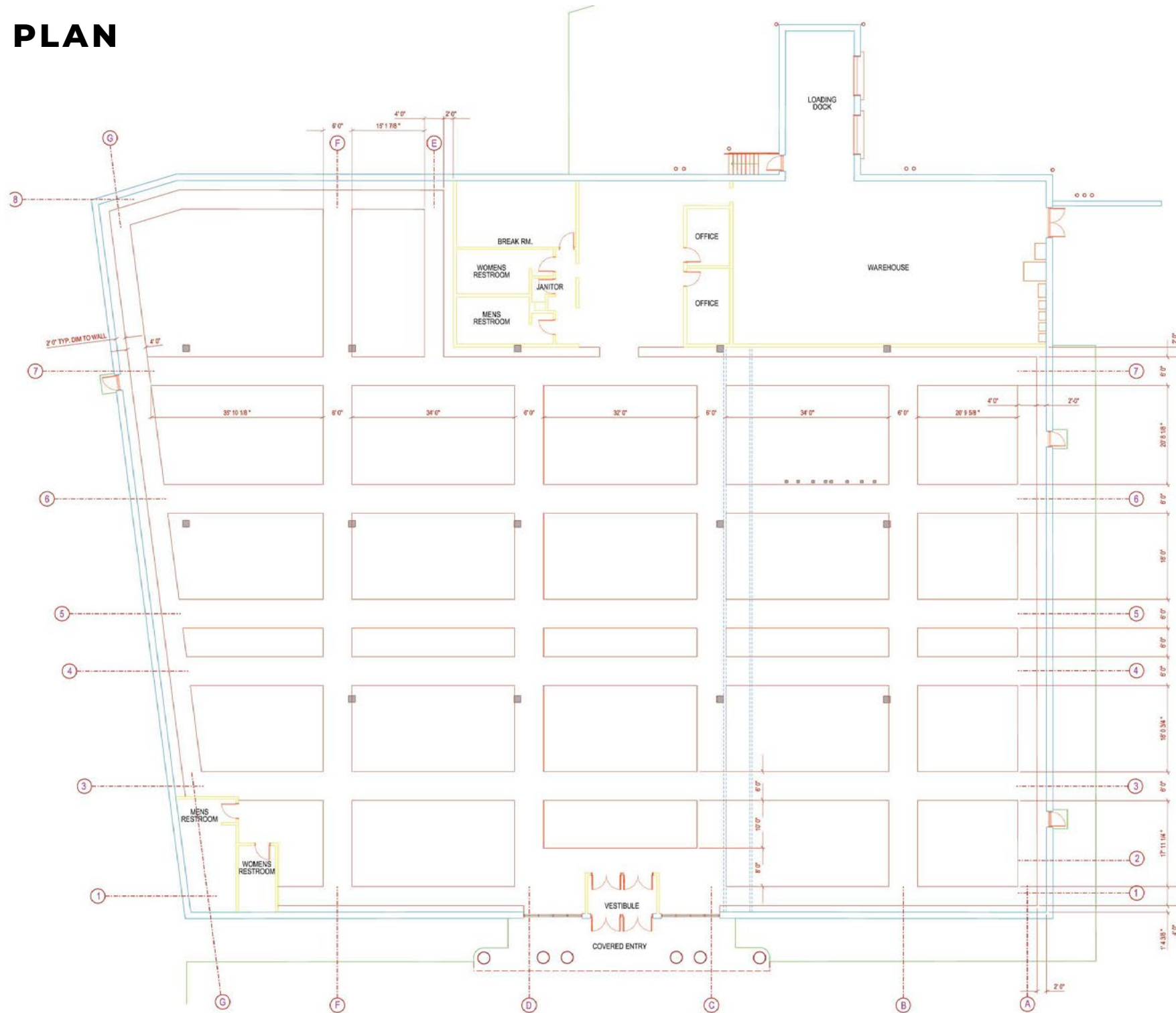
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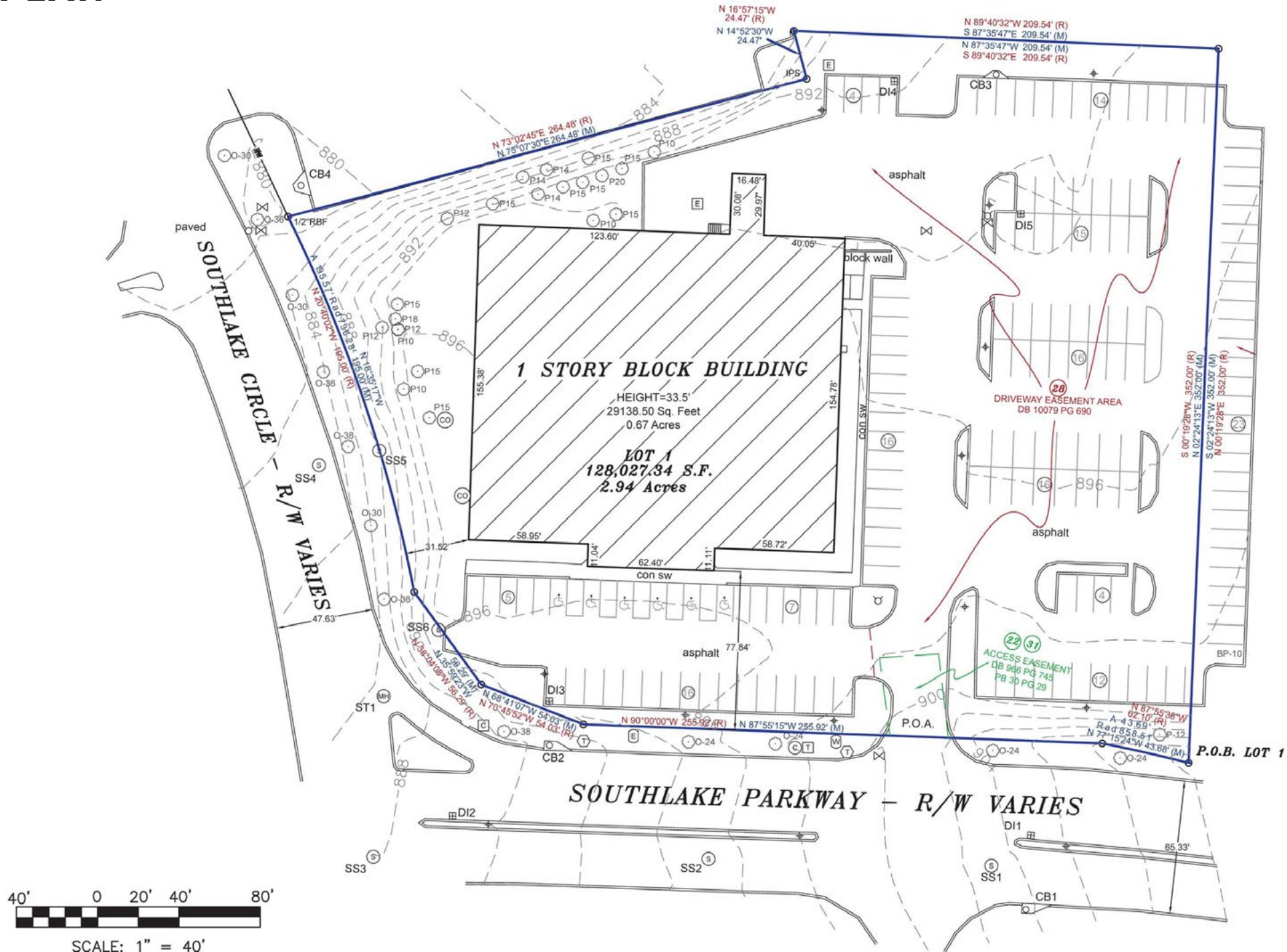


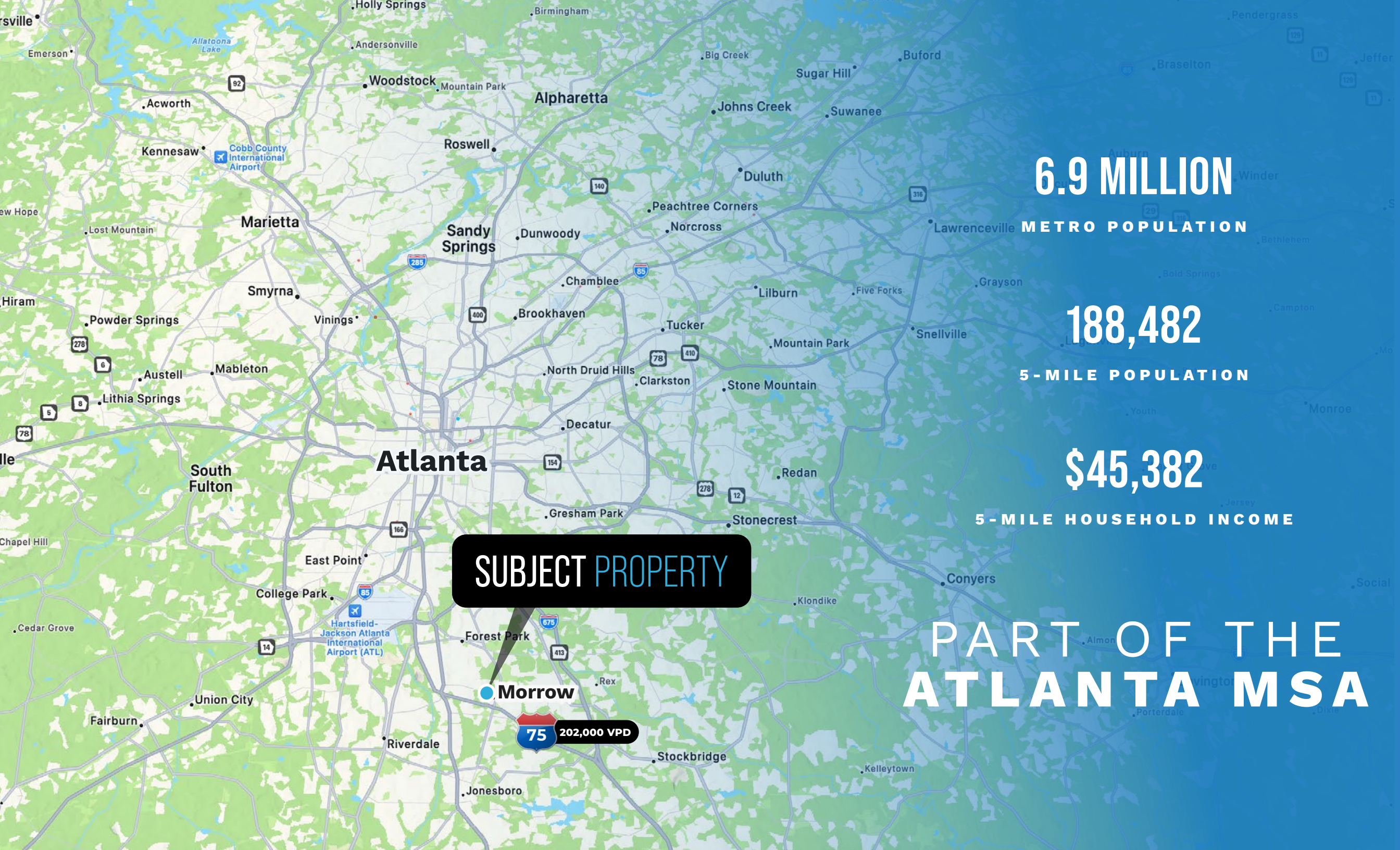


FLOOR PLAN



SITE PLAN





6.9 MILLION

METRO POPULATION

188,482

5-MILE POPULATION

\$45,382

5-MILE HOUSEHOLD INCOME

SUBJECT PROPERTY

PART OF THE
ATLANTA MSA

Morrow
75 202,000 VPD

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



6.1 MILLION
MSA POPULATION
9th Most Populous MSA
in United States

\$473 BILLION
GROSS DOMESTIC PRODUCT
The largest economy in Georgia
10th in United States

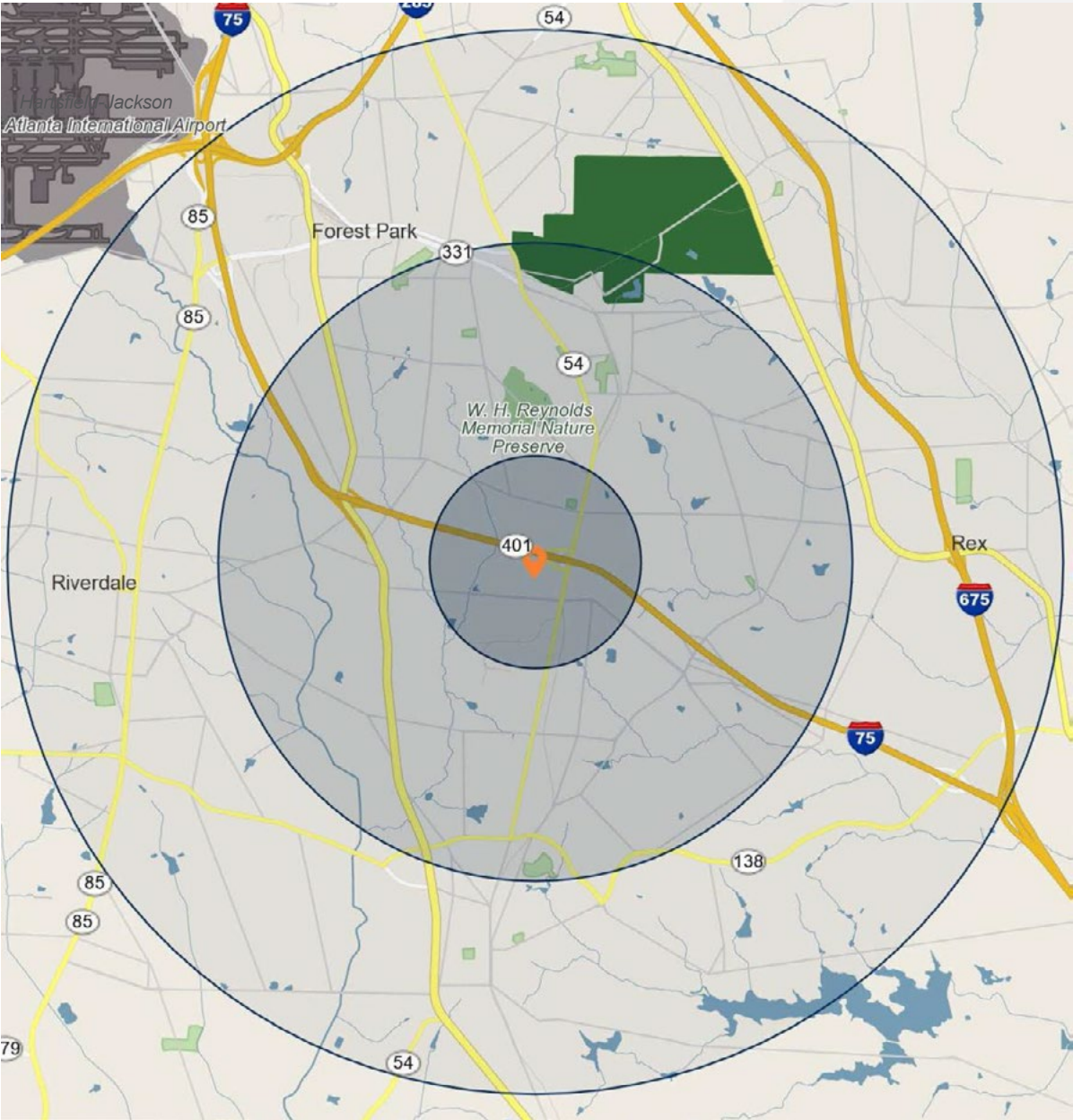
\$9 BILLION
FILM INDUSTRY
Direct Spending for Atlanta's
Established Film Industry

126,400+
NEW JOBS
Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

DEMOGRAPHIC SUMMARY



Population	1 Mile	3 Miles	5 Miles
2027 Projection	5,445	75,944	188,482
2022 Estimate	5,546	76,272	189,098
2010 Census	5,162	69,947	173,609
2000 Census	4,995	70,720	164,683

HouseholdIncome	1 Mile	3 Miles	5 Miles
Average	\$52,543	\$52,620	\$55,401
Median	\$45,915	\$43,473	\$45,382
Per Capita	\$16,853	\$18,770	\$19,923

Housing	1 Mile	3 Miles	5 Miles
MedianHomeValue	\$107,707	\$109,399	\$118,517

Employment	1 Mile	3 Miles	5 Miles
2022 Daytime Pop	6,066	95,376	191,884
2022 Unemployment	5.63%	5.93%	5.61%
Average Time Traveled (Minutes)	32	33	33

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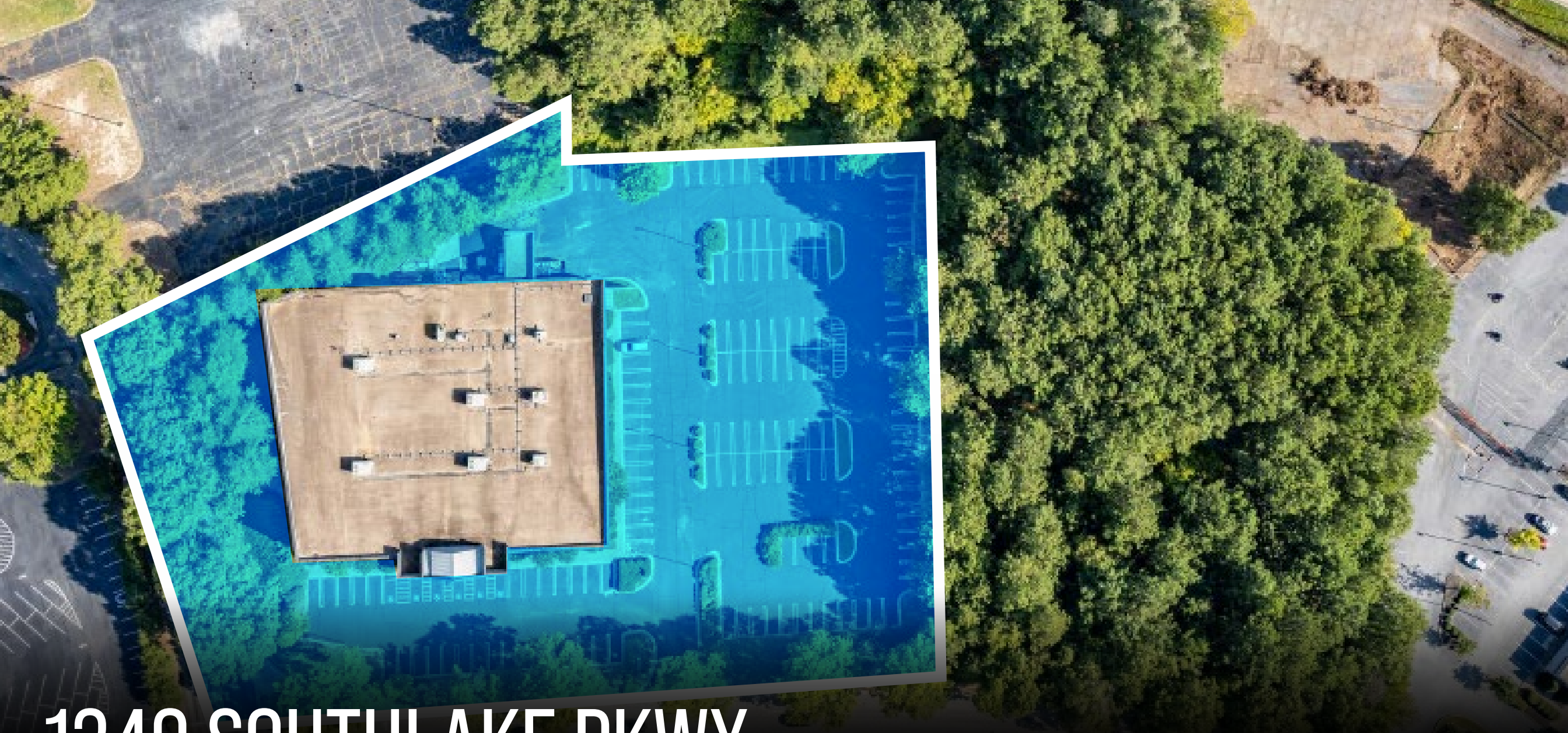
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