



TOGWOTEE VILLAGE

1240 Highway 54 W., Fayetteville, GA 30214 | Across the street from Piedmont Fayette Hospital



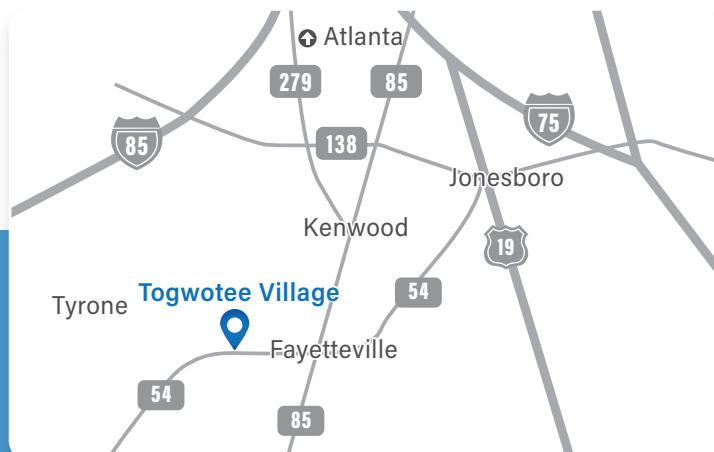
DEMOGRAPHICS

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

LEASING INFORMATION

Building / GLA	109,874 SF
Parking	500 Spaces
Intersection	Georgia Highway 54 & Togwotee Village Parkway
Traffic Light	Yes
Traffic Count	27,500 CPD

- Highly visible from Hwy. 54, easy access with four-way traffic lights
- Located directly across the street from Holiday Inn and Piedmont Fayette Hospital (310 beds, 2,261 employees)
- Property is two miles from Trillith Studios and Town at Trilith, a 234-acre mixed-use development estimated to have more than 1,200 residences and 270,000 SF of office, restaurant and retail space
- 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, and Mediterranean Cuisines



LEASING CONTACT

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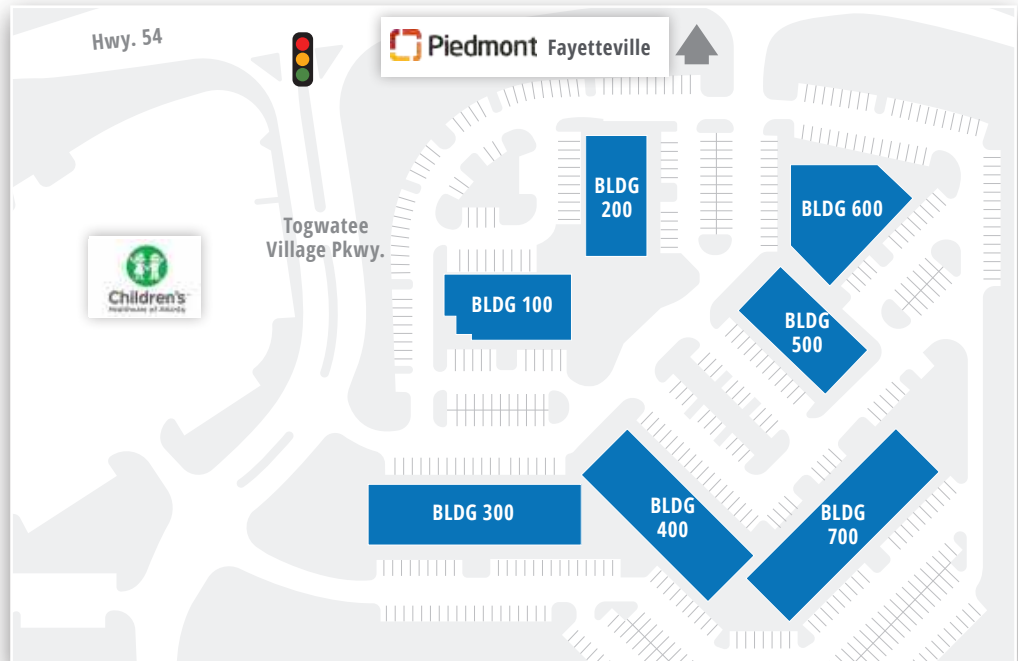


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LEASING INFORMATION

STE	TENANT	SF
100	Tri-County Pediatrics	2,294
101	Apex Pharmacy	1,373
102	Farmers Insurance	747
103	El Reposo Mexican Restaurant	2,945
200	Village Café	3,694
201	Tour de Italy Pizza	1,847
202	That Burger Spot	1,818
300	Minuteman Press	2,352
301	Available	1,509
302	Tuk Nail Spa	1,509
303	Pride Staff	1,529
304	Edward Jones	1,689
305	Artisan / SPACEMAKERS / Carolina Closet	1,509
306	Soleo Health	1,509
307	A Plus Optique	2,096
310	Atlanta Allergy and Asthma	5,758
312	Extremity Healthcare Providers	2,505
314	Available	3,513
315	Endodontic Associates of Atlanta	1,489
400-402	American Health Imaging of Georgia	4,169
403	Lab. Corp	2,200
404	PT Solutions Physical Therapy	2,213
405	Remedy Salon and Spa	3,217
406	Available	2,538
408	RAI Care Centers of Georgia	9,630
500	State Farm	1,145
501	Edible Arrangements	1,420



502	Available	1,327
503-504	100% Chiropractic	2,328
505	Available	1,145
600	Pita Street Food	1,689
601	Amedisys	4,459
602	Brazilian Body Wax	1,826
603	Chanel Barbershop	1,095
604	Blown Away Salon	1,095

700	South Atlanta Integrative	4,600
702	Burn Fitness	4,500
704-706	Alir Events	4,500
708	Rochester DCCM	3,728
710	South Atlanta ENT	9,365

