

For Lease

1,500 SF - 11,500 SF

Suites 220-230
4,000-11,500 SF

Suite 168
4,800 SF

Suite 470
1,500-3,000 SF

Walmart

SONNY'S
BBQ

DUNKIN'
DONUTS

QT
QuikTrip

KOJI

CAPTAIN D'S
SHRIMP & CHICKEN

+30,700 VPD

441

The Shoppes at Banks Crossing

110-480 Banks Crossing Drive • Commerce, GA 30529

SVN
SECOND STORY
ATLANTA



The Shoppes at Banks Crossing

110-480 Banks Crossing Drive
Commerce, GA 30529

FOR LEASE

Rental Rate	\$13-\$21 PSF NNN		
NNN Expenses	\$2.50 PSF		
Available Spaces	Suite 168		4,800 SF
	Suite 220	4,000-11,500 SF	
	Suite 470	1,500-3,000 SF	

PROPERTY HIGHLIGHTS

Flexible Suite Options | 1,500 SF to 11,500 SF available

High-Visibility | Frontage on US-441 (±30,700 VPD)

Excellent Accessibility | Signalized access; ¼-mile to I-85

Strong Co-Tenancy | Dunkin', Planet Fitness, Piedmont Urgent Care, Dollar Tree, Goodwill, Southside Church

Regional Retail Hub | Walmart, Home Depot, Tanger Outlets, national restaurants & hotels (within 2 miles)

DEMOGRAPHICS



**TOTAL
POPULATION**

1-Miles	403
3-Miles	7,348
5-Miles	16,297



**MEDIAN
AGE**

39.6
38.2
39.1



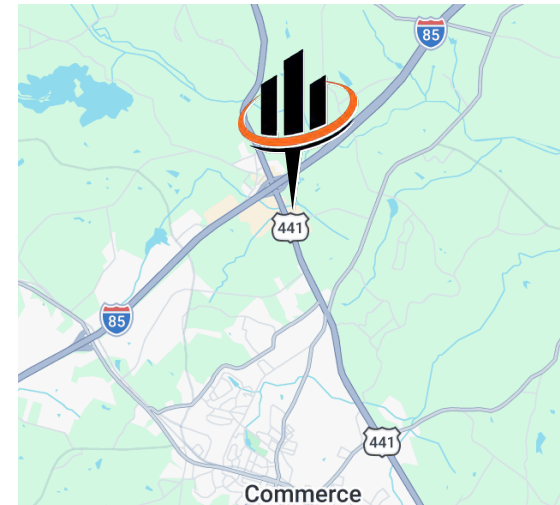
**AVG HH
INCOME**

\$73,045
\$78,873
\$78,255



**MEDIAN
HOME**

\$281,034
\$265,495
\$292,095



AVAILABLE

Suite 168	4,800 SF	\$13 PSF
Suite 220	4,000 SF	
Suite 230	7,500 SF	\$13 PSF
Combined:	11,500 SF	
Suite 470	1,500-3,000 SF	\$21 PSF



±30,700 VPD



S US Hwy 441

Industrial Park Dr

For Lease • The Shoppes at Banks Crossing



Suite 168 | 4,800 SF



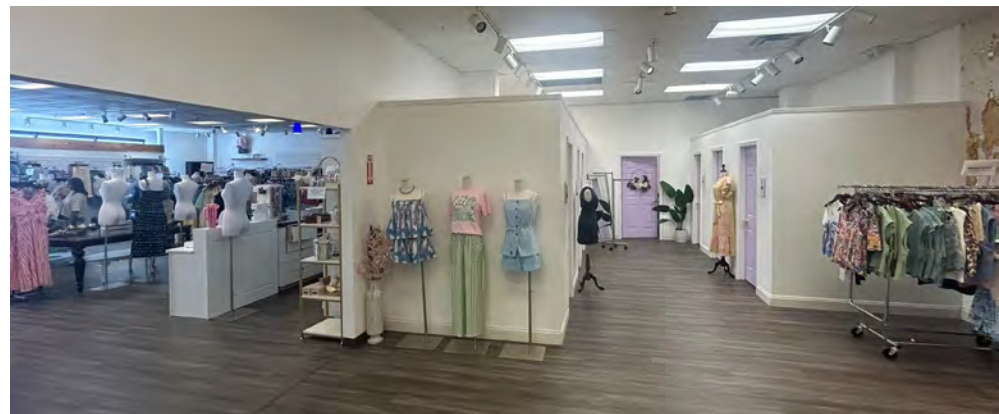
Suite 220-230 | 11,500 SF Combined

Suite 230
7,500 SF

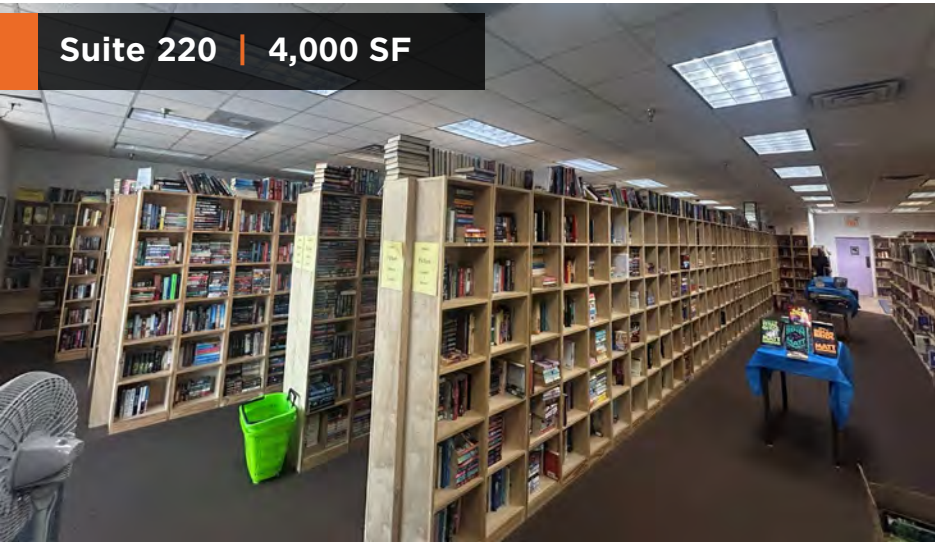
Suite 220
4,000 SF



Suite 230 | 7,500 SF



Suite 220 | 4,000 SF



Suite 470 | 1,500-3,000 SF







EXCLUSIVELY LISTED BY:

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This Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective leasee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective leasee, any prospective leasee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective leasee proceeds at its own risk.