



## PROPERTY HIGHLIGHTS

◆ Square Footage: 105,849

◆ Property Details:

Beacon Heights is situated just south of downtown Madison. The center has excellent visibility along the highly trafficked Eatonton Road.

National retailers in close proximity to the center include: Walmart, Lowe's, Chick-fil-a, and Ingles.

The center has one vacancy and a +/- 1.0 AC outparcel available for development.

**bealls**  
OUTLET™



**OLLIE'S** Bargain  
OUTLET



LEASING INQUIRIES PLEASE CONTACT

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# BEACON HEIGHTS

1462 Eatonton Road, Madison, GA 30650






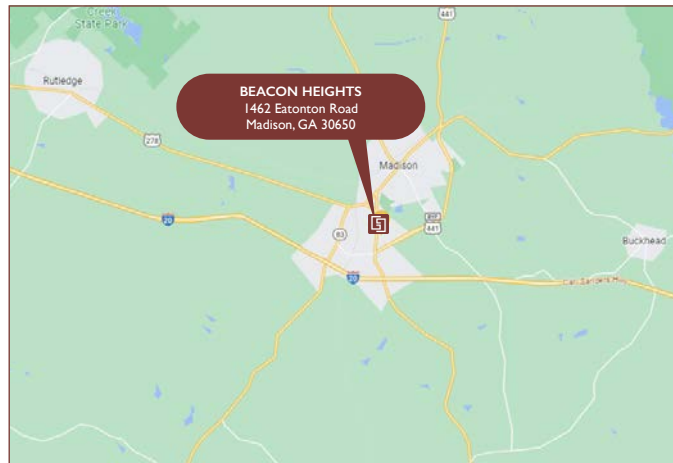
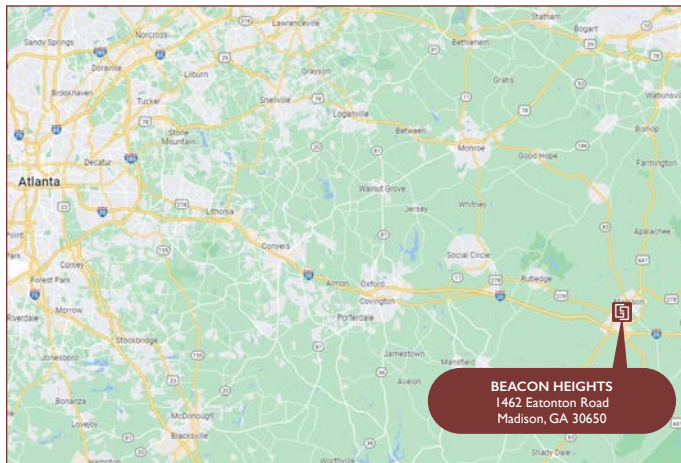


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SUITE	TENANT	SF
1	Enterprise Rent-A-Car	1,800
2	Natural Nails	1,200
3	Beauty Depot	2,369
3A	Jay's Vapor Store	1,200
6	Little Caesars	1,426
95	Dollar Tree	8,000
98	Goodwill	24,000
7	E.R. Snell	1,200
8	All In One Pool Supply	1,200
97	Hibbett Sports	8,450
9	AVAILABLE	1,500
10	Cricket Wireless	1,200
11	Quick Loans	1,200
12	Qwik Pack & Ship	1,400
13	Forever Have Faith Boutique	1,400
14	Pointe of Grace Dance	4,200
99	Ollie's Bargain Outlet	23,360
100	Bealls Outlet	20,744
TOTAL		105,849

-  Leased
-  Available
-  Not Owned



## DEMOGRAPHICS

15 Mile

Total Population 36,459

Average Household Income \$84,822

Traffic Counts (AADT)

12,600 (Eatonton Road)

33,000 (I-20)



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