



PROPERTY HIGHLIGHTS

- ◆ **Square Footage:** 105,849
- ◆ **Traffic Counts:**
12,600 AADT (Eatonton Road)
33,000 AADT (I-20)
- ◆ **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 Dollar General.

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

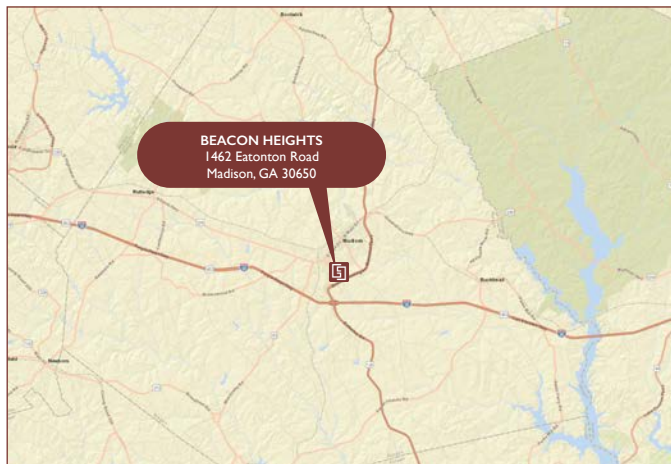
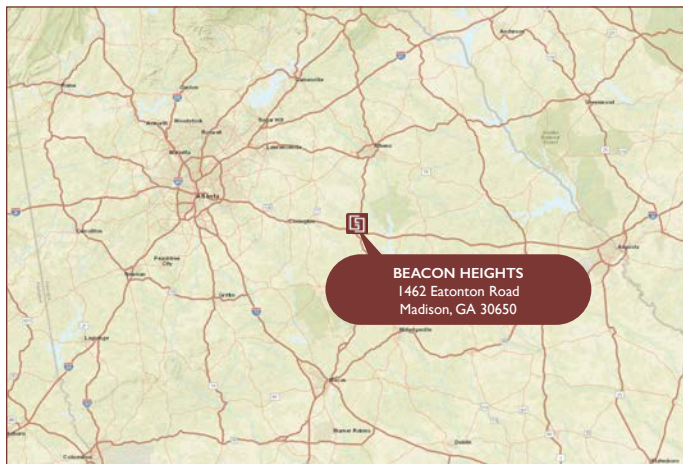


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| SUITE | TENANT | SF |
|-------|-----------------------------|------------|
| 1 | Enterprise Rent-A-Car | 1,800 |
| 2 | Natural Nails | 1,200 |
| 3 | Beauty Depot | 2,369 |
| 3A | Jay's Vapor Store | 1,200 |
| 6 | Little Caesars | 1,426 |
| 95 | Dollar 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 |
| O/P | AVAILABLE | +/- 1.0 AC |
| TOTAL | | 105,849 |

-  Leased
-  Available
-  Not Owned



DEMOGRAPHICS

15 Mile

| | |
|--------------------------|----------|
| Total Population | 36,459 |
| Average Household Income | \$84,822 |
| Race: Caucasian | 75.1% |
| African American | 18.3% |
| Other | 6.6% |



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