



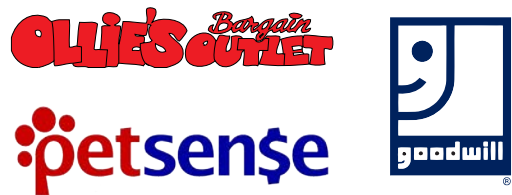
PROPERTY HIGHLIGHTS

◆ 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.



LEASING INQUIRIES PLEASE CONTACT

Vivian Christian
vguy@garnergrouper.net
O: 470.867.9252

BEACON HEIGHTS

1462 Eatonton Road, Madison, GA 30650

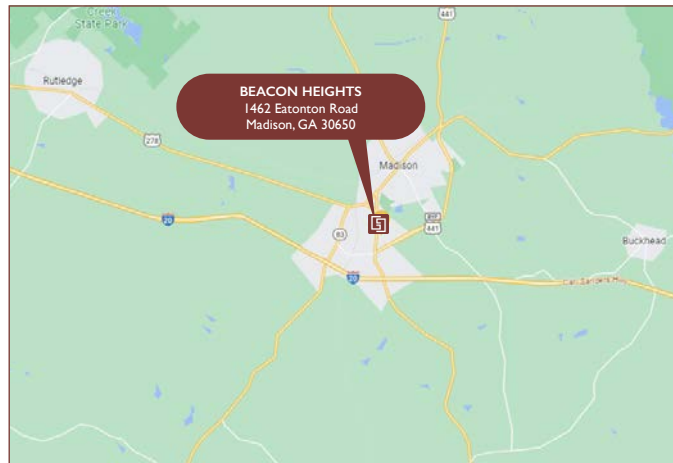
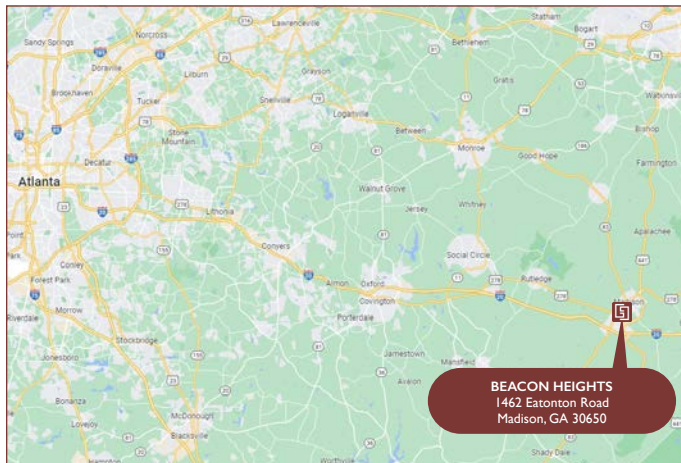


BEACON HEIGHTS

1462 Eatonton Road, Madison, GA 30650

SUITE	TENANT
100	Enterprise Rent-A-Car
125	Natural Nails
150	Beauty Depot
200	Jay's Vapor Store
250	Little Caesars
300	Dollar Tree
350	Goodwill
400	Match Staffing
450	All In One Pool Supply
550	Hibbett Sports
600	Sakura Hibachi Sushi
620	Cricket Wireless
640	Quick Loans
650	Qwik Pack & Ship
670	PetSense
700	Ollie's Bargain Outlet
800	Bealls

-  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)



LEASING INQUIRIES PLEASE CONTACT

Vivian Christian
 vguy@garnergroup.net
 O: 470.867.9252