



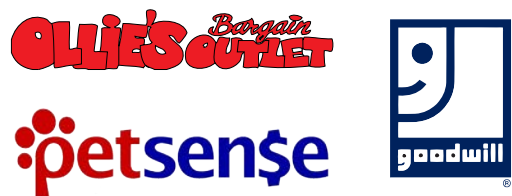
PROPERTY HIGHLIGHTS

◆ 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

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BEACON HEIGHTS




1462 Eatonton Road, Madison, GA 30650

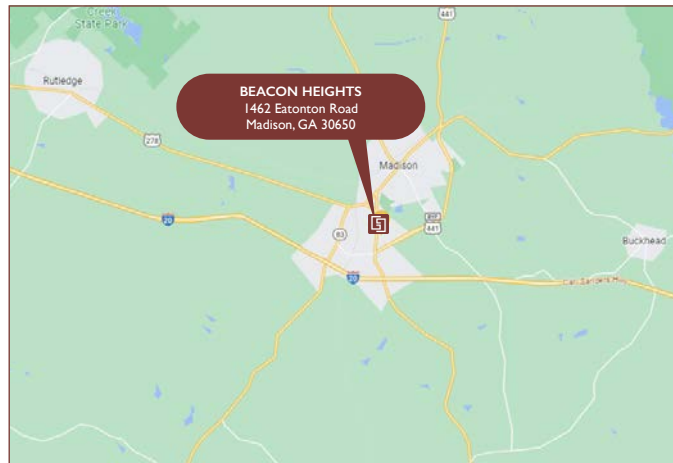
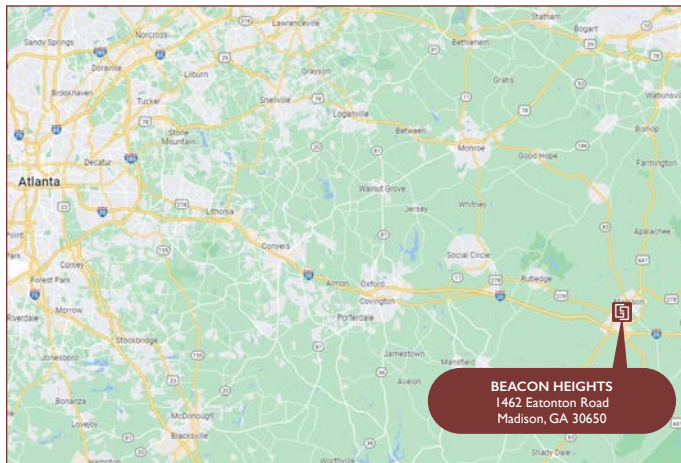


BEACON HEIGHTS

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SUITE	TENANT
1	Enterprise Rent-A-Car
2	Natural Nails
3	Beauty Depot
3A	Jay's Vapor Store
6	Little Caesars
95	Dollar Tree
98	Goodwill
7	Match Staffing
8	All In One Pool Supply
97	Hibbett Sports
9	Sakura Hibachi Sushi
10	Cricket Wireless
11	Quick Loans
12	Qwik Pack & Ship
13	PetSense
99	Ollie's Bargain Outlet
100	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)



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