

#### 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 +/- I.0 AC outparcel available for development.









## LEASING INQUIRIES PLEASE CONTACT

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# **BEACON HEIGHTS**

1462 Eatonton Road, Madison, GA 30650

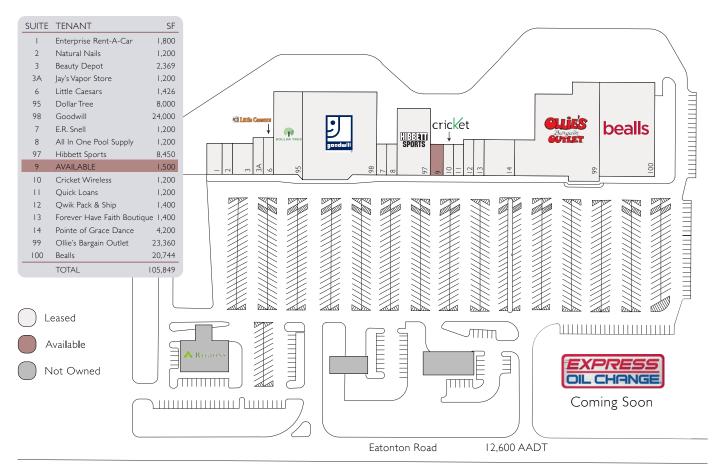


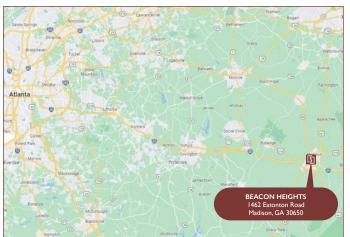


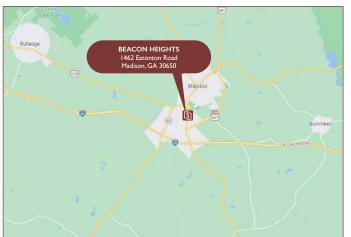


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### **DEMOGRAPHICS**

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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