

RETAIL SPACE FOR LEASE

Available Now!

LAFAYETTE CENTER

LaFayette, Georgia



PROPERTY OVERVIEW

LOCATION

1105 North Main Street
LaFayette, GA 30728

GLA

75,622 +/- square feet

AREA AVAILABLE

40,800 sq.ft. +/- (subdividable)
1,200 sq.ft. +/-

ANCHORS

Farmers Home Furniture

POPULATION 2017

3mi: 9,670
5mi: 15,602
10mi: 37,241

MEDIAN HH INCOME 2017

3mi: \$35,695
5mi: \$38,547
10mi: \$45,118

VPD

13,400

LAFAYETTE CENTER

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SUMMARY & INDEX



TENANT INDEX

Food Lion (Dark)	40,822 sf
Farmers Home Furniture	20,400 sf
Ombudsman	3,600 sf
Panama Tan	1,200 sf
Southern Bliss Bakery	2,400 sf
Southern Hanger	2,400 sf
Available	2,400 sf
Available	1,200 sf
Available	1,200 sf



PROPERTY SUMMARY

LaFayette Center totals 75,622 sq ft. and is situated on 17.68 acres. Located on the main traffic artery through the city, the center has national outparcel tenants Arby's and McDonalds (not included) and the market's only national furniture store – Farmer's Furniture. The center currently has dark Food Lion store and upon expiration, the available large box is the most attractive, big-box vacancy in the market. The space is ideal for a smaller-format grocer, soft-goods retailer, garden store operator, etc.

Beyond the two large boxes in the project, LaFayette Center has 14,400 square feet of small shop space of which 7,200 sf available

including a former restaurant space located on the end cap space closest to North Main Street. The surrounding market is home to a Wal-Mart Supercenter, True Value and ace Hardware, Goody's, Beall's Outlet, and Hibbett Sports.

Often called the "Queen City of the Highlands," LaFayette is the county seat of Walker County and boasts a rich Native American, Civil War and African American history. The city was renamed in 1836 after the Marquis de LaFayette, the French aristocrat who assisted American colonists during the Revolutionary War. The city was incorporated on Sept. 30, 1835.