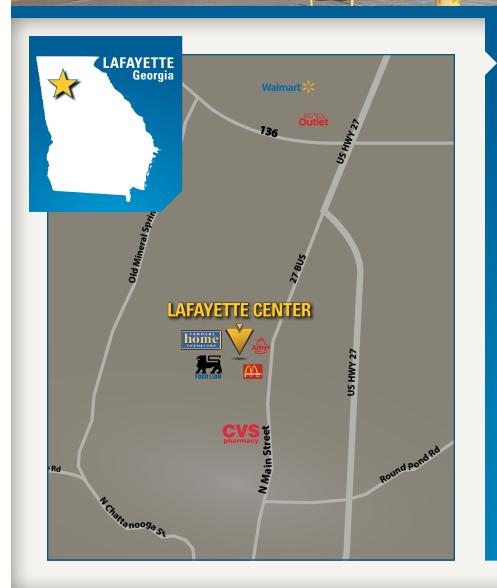
RETAIL SPACE FOR LEASE Available Now!

LAFAYETTE CENTER

LaFayette, Georgia





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 Fur<u>niture</u>

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



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LAFAYETTE CENTER LaFayette, Georgia

SUMMARY & INDEX



TENANT INDEX

Food Lion (Dark)40,822 sf
Farmers Home Furniture
Ombudsman 3,600 sf
Panama Tan 1,200 sf
Southern Bliss Bakery2,400 sf
Southern Hanger2,400 sf
Available2,400 sf
Available
Available



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.



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