

Blue Ridge Shopping Center

FOR LEASE

4295 Old Highway 76, Blue Ridge, GA



Property Highlights

- \$12.00 per SF / + \$2.00 per SF CAM
- Two suites left (Suite G 1,200 SF) and (Suite H 1,200 SF)
- Contiguous Space Available for 2,400 SF
- Anchored by: Food Lion, Domino's Pizza and Checkers
- 42,136 +/- SF Retail center in Blue Ridge (Fannin County)
- Excellent visibility and Spacious Parking
- Area retailers include Home Depot, Walmart, Ace Hardware, Waffle House, Burger King, Star Bucks, T.J. Maxx, Family Dollar, Goodwill, Pizza Hut among others



Schair and Associates, Inc. | Rick Schair | 770-533-9585
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Blue Ridge Shopping Center



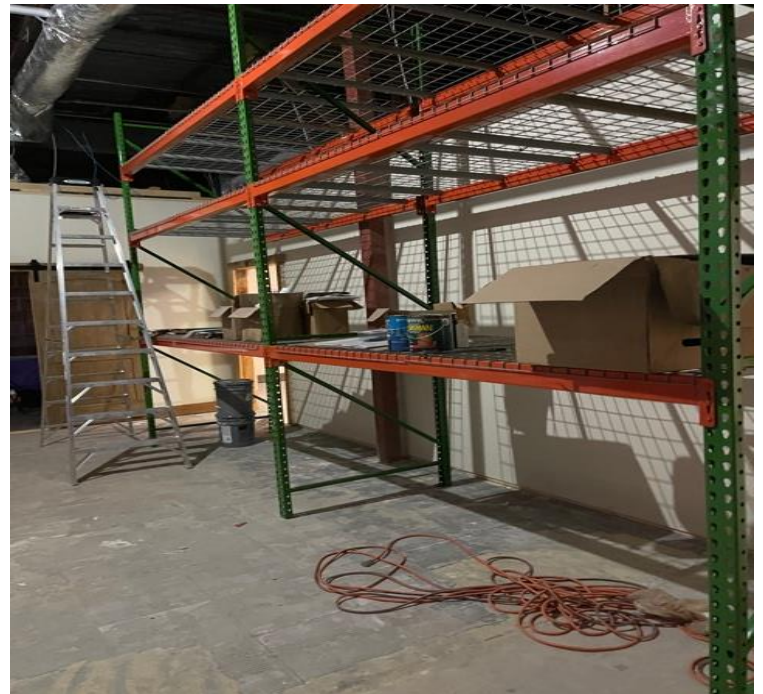
Introductory Rental Rate per Suite

Available	SF	Price per SF	Rental Rate	+CAM Rate@ \$2.00
Suite G & H	2,400	\$12.00	\$2,400 Monthly / \$28,800 Yearly	\$400 Monthly / \$4,800 Yearly

*** Prices subject to change without notice.

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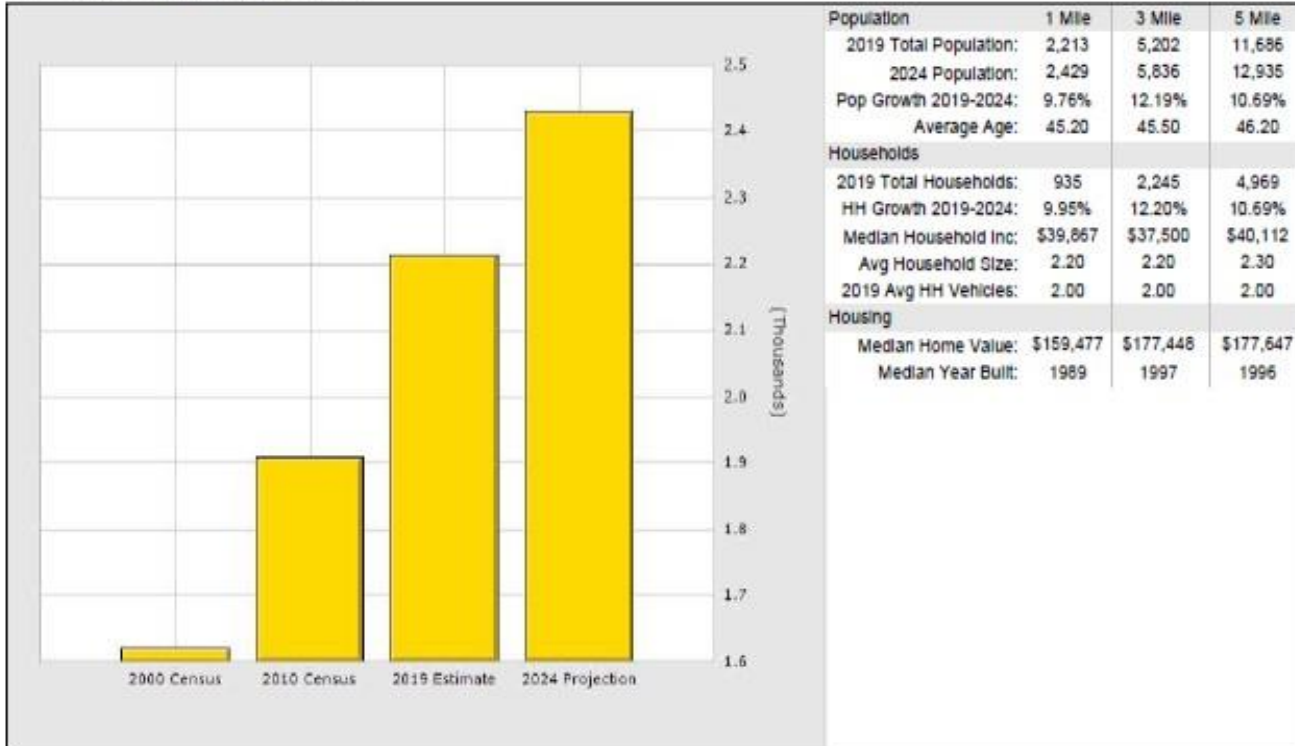
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Population for 1 Mile Radius

4295 Old Highway 76, Blue Ridge, GA 30513



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	2,213	5,202	11,686
2024 Population:	2,429	5,836	12,935
Pop Growth 2019-2024:	9.76%	12.19%	10.69%
Average Age:	45.20	45.50	46.20
Households			
2019 Total Households:	935	2,245	4,969
HH Growth 2019-2024:	9.95%	12.20%	10.69%
Median Household Inc:	\$39,867	\$37,500	\$40,112
Avg Household Size:	2.20	2.20	2.30
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$159,477	\$177,446	\$177,647
Median Year Built:	1989	1997	1996



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