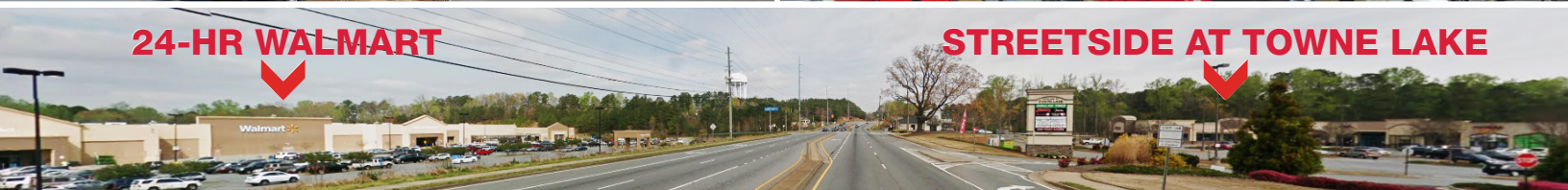


FOR LEASE

STREETSIDE AT TOWNE LAKE

6422-6426 BELLS FERRY
WOODSTOCK, GA 30189

AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Retail center located across from 24-hour Walmart Supercenter; shared traffic signal
- » Anchored by Dollar Tree
- » Strategically positioned at the intersection of Eagle Drive and Bells Ferry Road
- » Ample parking (6.5/1,000 sf)

AVAILABLE SPACES

- » Three in-line shops, one restaurant space
- » 1,438–6,248 rsf

DEMOGRAPHICS — 3-MILE RADIUS (LOOPNET 2015)

- » Median household income 2015 = \$69,376
- » 30% household income is \$100K or more
- » Estimated population is 42,709 with a median adult age of 46

TRAFFIC COUNTS (2015 GDOT)

- » Bells Ferry Road = 26,200/day
- » Eagle Road/Towne Lake Parkway = 39,600

ASKING RATE

- » \$13–16.00

LEASE TYPE

- » NNN

SPACE AVAILABLE

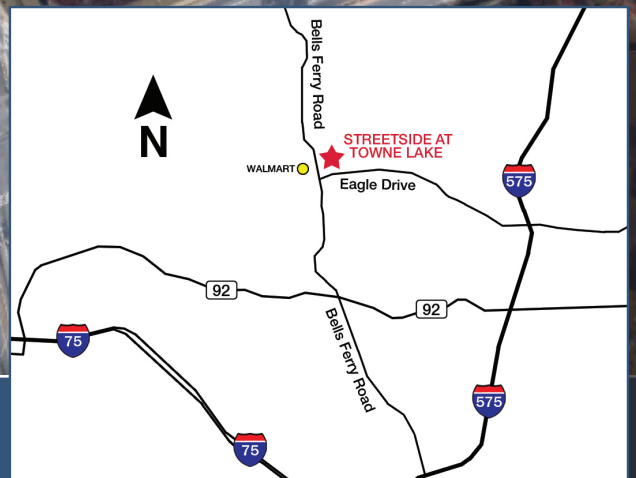
- » Suite B-124: 2,834 rsf
- » Suite B-148: 1,438 rsf
- » Suite C-112: 2,576 rsf

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AERIAL VIEW | ROAD MAP



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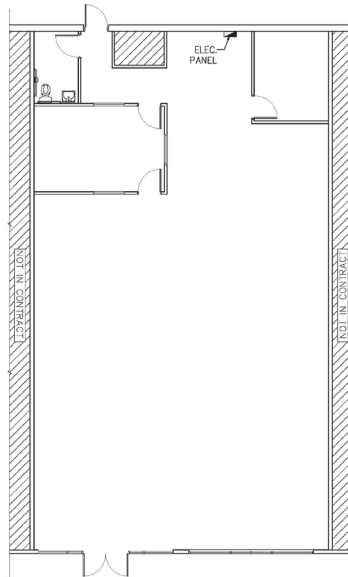
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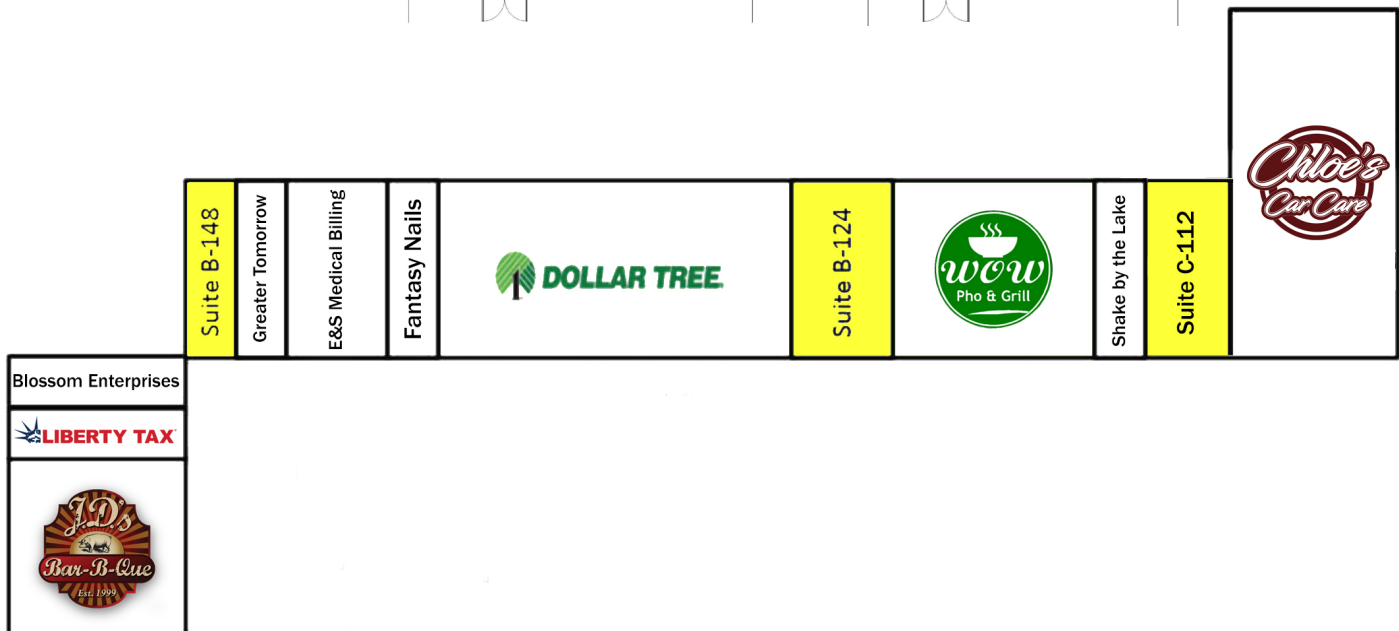
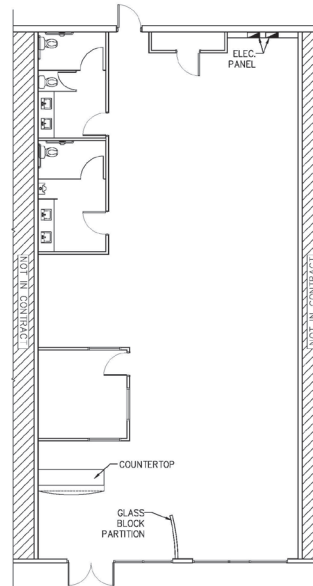
AVAILABLE FLOOR PLANS | BUILDING FLOOR PLAN

STE	SQ FT
B-124	2,834
B-148	1,438
C-112	2,576

B-124



C-112



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PROPERTY AND AVAILABLE SUITE PHOTOS



SUITE 112



SUITE 124



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