

Togwotee Village

1240 Highway 54 W., Fayetteville, GA 30214

LEASING INFORMATION

Building / GLA	109,874 SF
Parking	500 Spaces
Intersection	Georgia Highway 54 & Togwotee Village Parkway
Traffic Light	Yes
Traffic Count	27,500 CPD

LEASING CONTACT

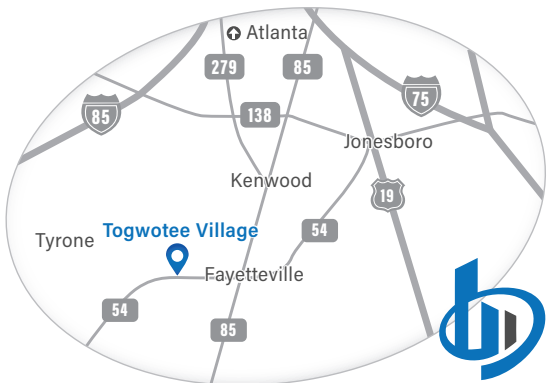
Haley Hartman

☎ 844-557-5667 ✉ hhartman@plnms.com

Wes Allen

☎ 844-557-5667 ✉ wallen@plnms.com

LOCATION MAP



DEMOGRAPHICS

Radius	3-Mile	5-Mile
Population	16,849	53,223
Household	5,934	19,521
Avg. Income	\$106,407	\$ 106,467



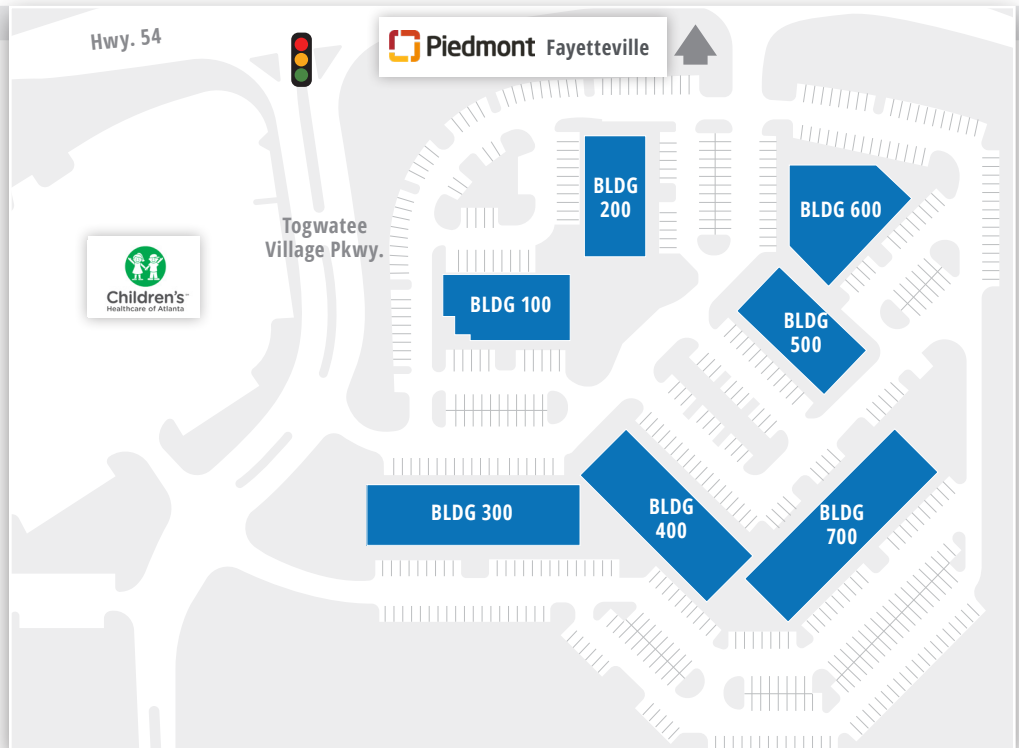
CENTER HIGHLIGHTS

- Highly visible from Hwy. 54, easy access with 4-way traffic lights
- Located directly across the street from the new Holiday Inn and Piedmont Fayette Hospital (310 beds, 2,261 employees). It is also two miles from Trillith Studios and the new Town at Trilith
- Property is 5-minutes away from Town at Trilith in Fayetteville, a 234-acre mixed-use development estimated to have more than 1,200 residences and 270,000 SF of office, restaurant and retail space
- Current tenants in a balanced mix of specialized medical offices including pediatrics, pharmacy, otolaryngology, nephrology, dental, diagnostics, and hospice/health care
- Variety of restaurant tenants including Mexican, Café, Italian, and Mediterranean Cuisines



**LEASING INFORMATION**

STE	TENANT
100	Tri-County Pediatrics (2,294 SF)
101	Apex Pharmacy (1,373 SF)
102	Farmers Insurance (747 SF)
103	El Reposo Mexican Restaurant (2,945 SF)
200	Village Café (3,694 SF)
201	Tour de Italy Pizza (1,847 SF)
202	That Burger Spot (1,818 SF)
300	Minuteman Press (2,352 SF)
301	Erika Ward Interiors (1,509 SF)
302	Tuk Nail Spa (1,509 SF)
303	Pride Staffing (1,529 SF)
304	Edward Jones (1,689 SF)
305	Artisan / SPACEMAKERS / Carolina Closet (1,509 SF)
306	Available (1,509 SF)
307	A Plus Optique (2,096 SF)
310	Atlanta Allergy and Asthma (5,758 SF)
312	Extremity Healthcare Providers (2,505 SF)
314	Available (3,513 SF)
315	Endodontic Associates of Atlanta (1,489 SF)
400-402	American Health Imaging of Georgia (4,169 SF)
403	Lab. Corp (2,200 SF)
404	PT Solutions Physical Therapy (2,213 SF)
405	Remedy Salon and Spa (3,217 SF)
406	Available (2,538 SF)



408	RAI Care Centers of Georgia (9,630 SF)
500	State Farm (1,145 SF)
501	Available (1,420 SF)
502	Penn Station Gym (1,327 SF)
503-504	100% Chiropractic (2,328 SF)
505	Available (1,145 SF)
600	Pita Street Food (1,689 SF)
601	Amedisys (4,459 SF)

602	Brazilian Body Wax (1,826 SF)
603	Chanel Barbershop (1,095 SF)
604	Blown Away Salon (1,095 SF)
700	South Atlanta Integrative (4,600 SF)
702	Burn Fitness (4,500 SF)
704-706	Gleaming Events (4,500 SF)
708	Rochester DCCM (3,728 SF)
710	South Atlanta ENT (9,365 SF)

