

BETHLEHEM STATION

830 Loganville Highway - Bethlehem, GA 30620

Tenant Improvement Available

FOR LEASE Retail Space 1,800 SF

\$ 2,600 a Month Gross Lease



Rick Schair
President & CEO
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PROPERTY HIGHLIGHTS:

BP Anchored

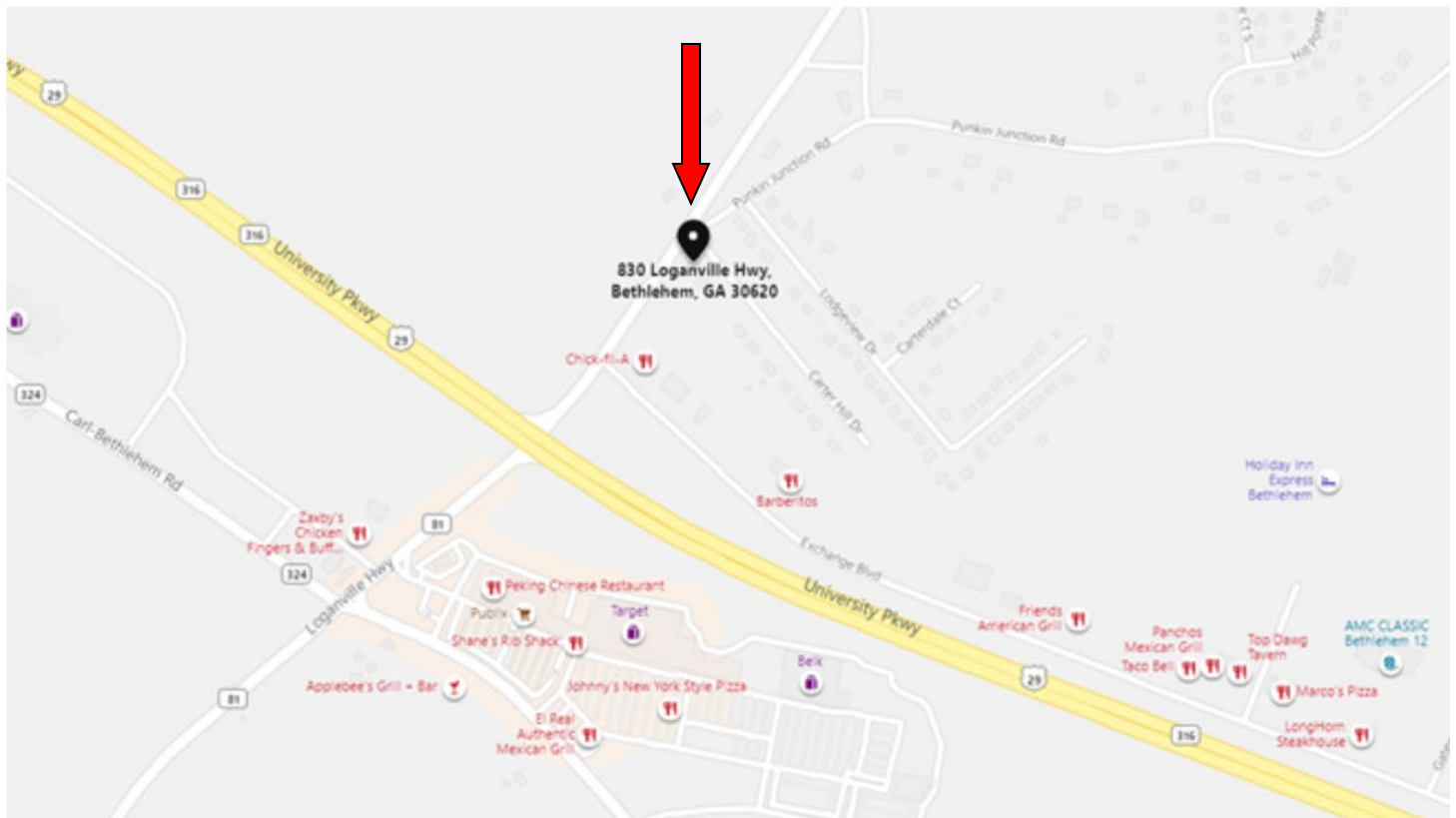
- Tenant Improvement Available
- 1,800 SF FOR LEASE
- Property Size: 2.07 Acres
- Building built in 2001
- Bethlehem, GA (Barrow County)
- Owner will provide: Floor, Ceiling, Bathroom Stub, Walls & HVAC
- 2 Miles away from neighboring schools: Kennedy Elementary, Westside Middle School Apalachee High school

Schair and Associates, Inc. / Richard W. Schair # 770-533-9585
5592 Cool Springs Road / Gainesville, GA 30506

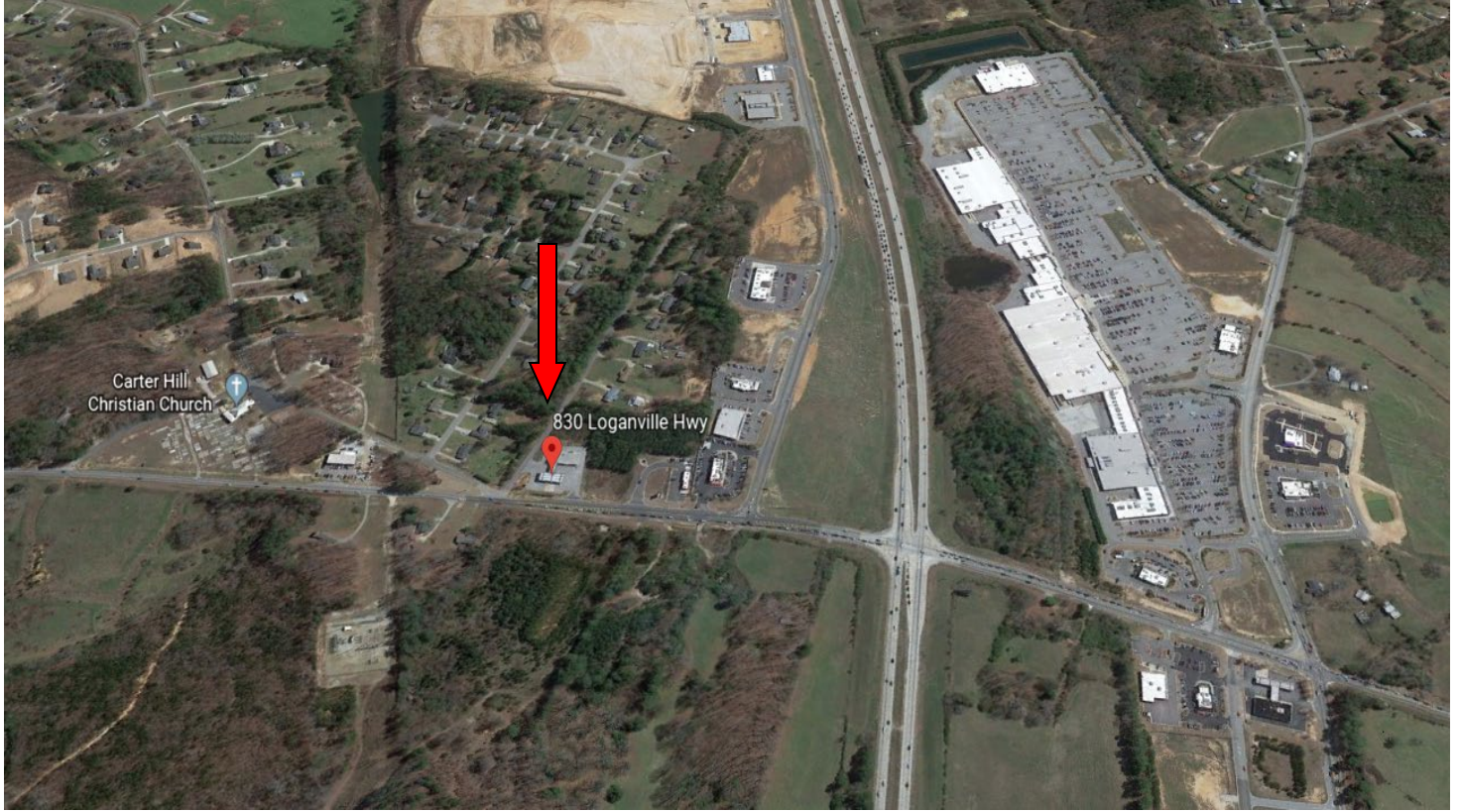


DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
2024 Projection	867	16,963	48,786
2019 Estimate	782	15,048	43,903
Households	1 Mile	3 Mile	5 Mile
2024 Projection	279	5,615	16,651
2019 Estimate	252	4,993	15,049
Radius	1 Mile	3 Mile	5 Mile
2024 Avg. Household Income	\$71,508	\$66,786	\$65,372



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