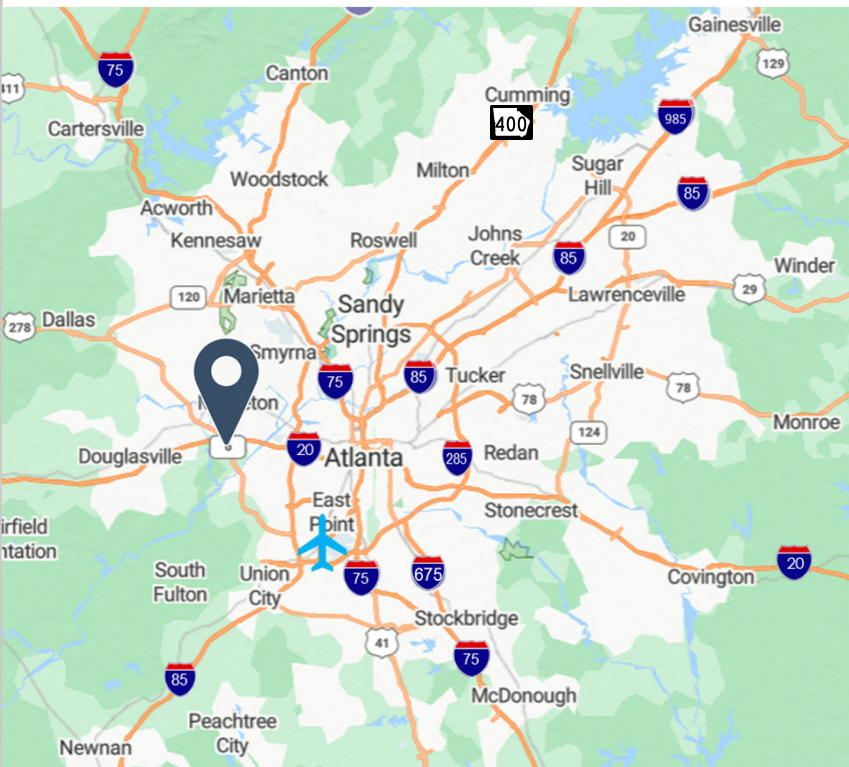


# VILLAGE AT WESTFORK

640 Thorton Road, Lithia Springs, GA 30122 | Douglas County



## Available Retail



### PROPERTY INFORMATION:

Village at Westfork is a neighborhood retail center located in Lithia Springs, strategically positioned at the intersection of Thornton Road and Maxham Road with convenient access to Interstate 20. The center is anchored by a high-volume, approximately 50,000-square-foot Kroger, and is designed to serve the daily needs of the surrounding residential community. Benefitting from strong visibility, a stable mix of daily-needs tenants, and ample on-site parking, it is a consistent and convenient retail destination.

### PROPERTY HIGHLIGHTS:

<b>Project GLA:</b>	75,947 SF $\pm$
<b>Available:</b>	2,100 SF $\pm$
<b>Anchor:</b>	Kroger
<b>Type:</b>	Neighborhood Grocery
<b>Parks:</b>	334 $\pm$

Leasing Contact:

**SHANNON SHUMAN MARTIN**

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SUITE	TENANTS	SF
1	Atlanta Wings	1,334
2	First Impressions Barber	1,335
3	The UPS Store	1,556
4	New China	2,700
5	Cricket Wireless	1,200
6	<b>AVAILABLE</b>	<b>2,100</b>
7	Kroger	54,322

SUITE	TENANTS	SF
8	Beauty 7 Mart	3,600
9	H&R Block	1,200
10	Top Nails	1,200
11	OK Cleaners	1,200
12	Chase Bank	4,200
13	Kroger Fuel	



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## DEMOGRAPHICS

	3 Miles	5 Miles
Population	48,124	114,221
Households	18,415	43,227
Average HH Income	\$91,447	\$97,561
Daytime Population	43,867	116,033

## DRIVE TIME

	10 Min	15 Min
Population	61,862	168,017
Households	23,381	62,840
Average HH Income	\$93,133	\$102,361
Daytime Population	56,456	173,478

LATITUDE | LONGITUDE  
33.794263 | -84.629660

TRAFFIC COUNTS  
47,700 Thorton Road | 35,000 Maxham Road

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.



# VILLAGE AT WESTFORK

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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

RLA prides itself on being a small firm with the reach and resources of a large firm.

#### LEASING CONTACT:

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