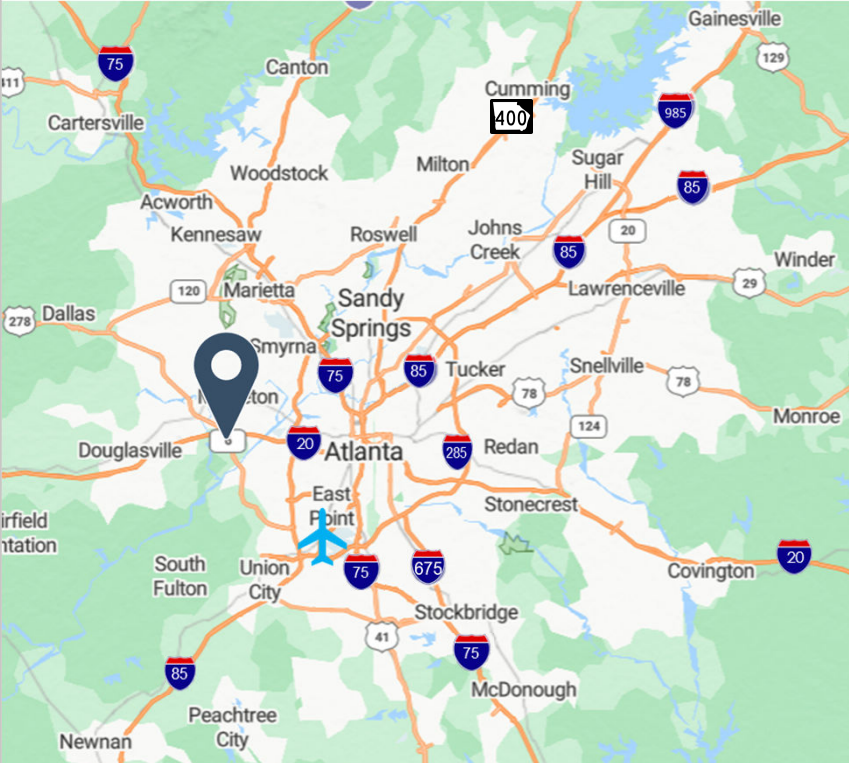


VILLAGE AT WESTFORK

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



Available Restaurant & Retail



PROPERTY INFORMATION:

Village at Westfork is a neighborhood retail center located in Lithia Springs at the intersection of Thornton Road and Maxham Road with convenient access to Interstate 20. The center is anchored Kroger, serves 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 a convenient retail destination.

PROPERTY HIGHLIGHTS:

Project GLA:	75,947 SF \pm
Available:	2,100 SF \pm Inline
Anchor:	Kroger
Type:	Neighborhood Grocery
Parks:	334 \pm

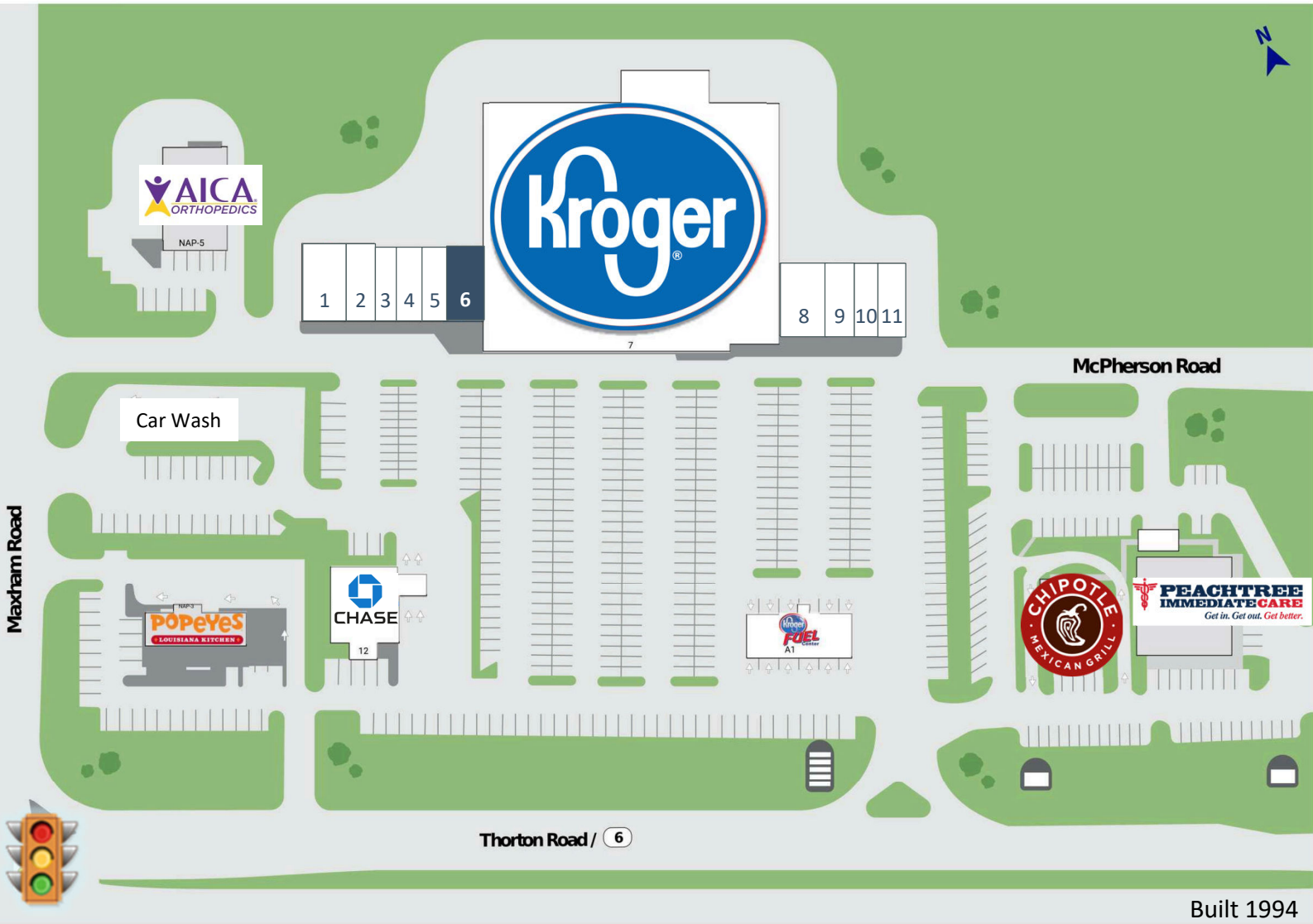


Leasing Contact:
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www.RetailLeasingAdvisors.net

VILLAGE AT WESTFORK



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



Built 1994

Site Plan is not to Scale

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	AVAILABLE	2,100
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	

VILLAGE AT WESTFORK

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



DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles	10 Min	15 Min
Population	48,124	114,221	61,862	168,017
Households	18,415	43,227	23,381	62,840
Average HH Income	\$91,447	\$97,561	\$93,133	\$102,361
Daytime Population	43,867	116,033	56,456	173,478

LATITUDE | LONGITUDE
33.794263 | -84.629660

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

VILLAGE AT WESTFORK

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



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.



COLUMBIA PROPERTIES



COLUMBIA RETAIL MANAGEMENT

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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RETAIL LEASING
ADVISORS