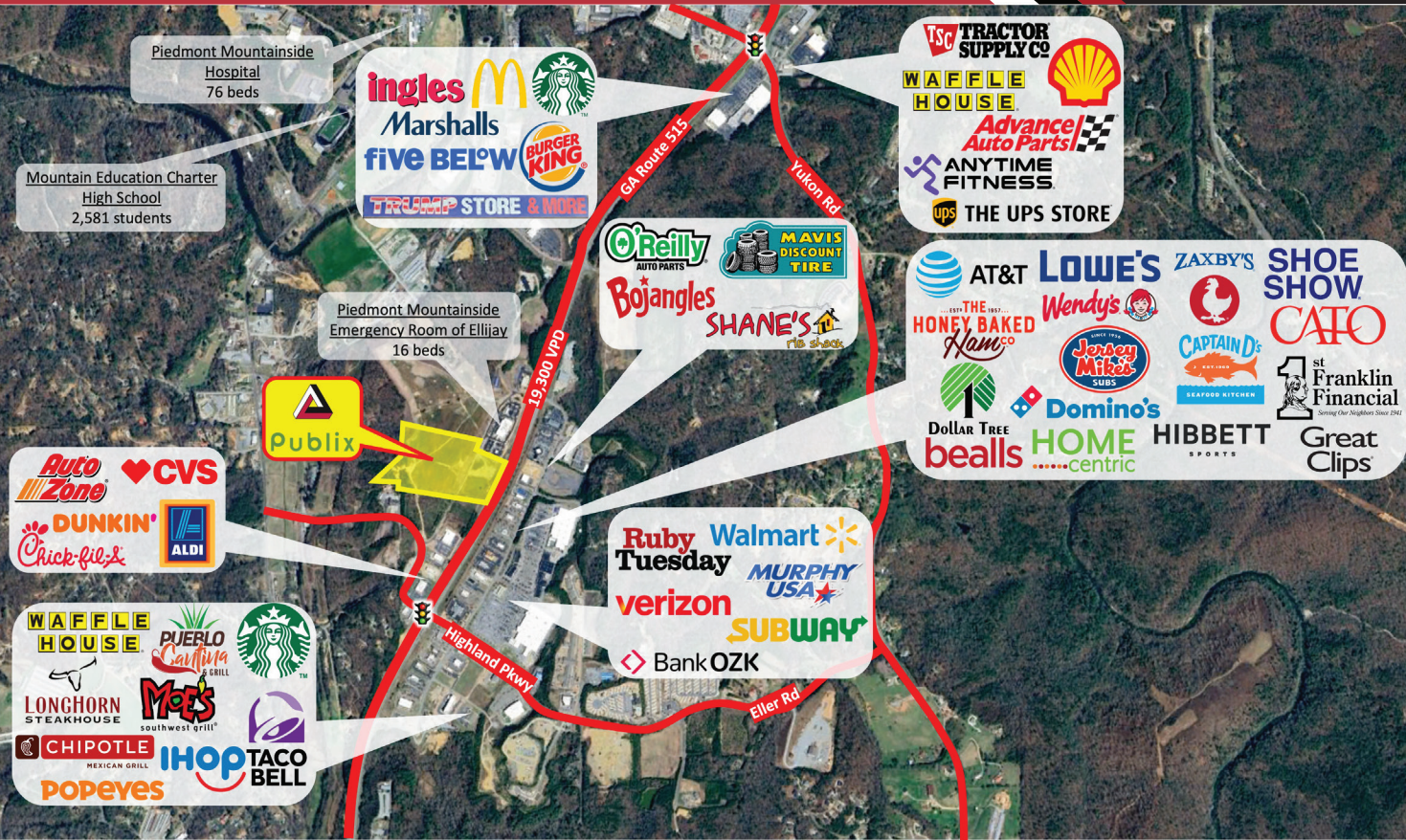





MOUNTAINSIDE EXCHANGE


141 West Highlands Drive, East Ellijay, GA 30540




DEMOGRAPHICS

3 MILE


 9,451
Estimated population


 8,513
Estimated daytime population

 \$93,384
Average household income

 3,775
Households

5 MILE


 18,375
Estimated population


 9,723
Estimated daytime population


 \$91,231
Average household income


 7,363
Households

7 MILE

 24,023
Estimated population

 10,236
Estimated daytime population

 \$91,181
Average household income

 9,820
Households

DRIVE TIME POPULATION

10
Min  8,720

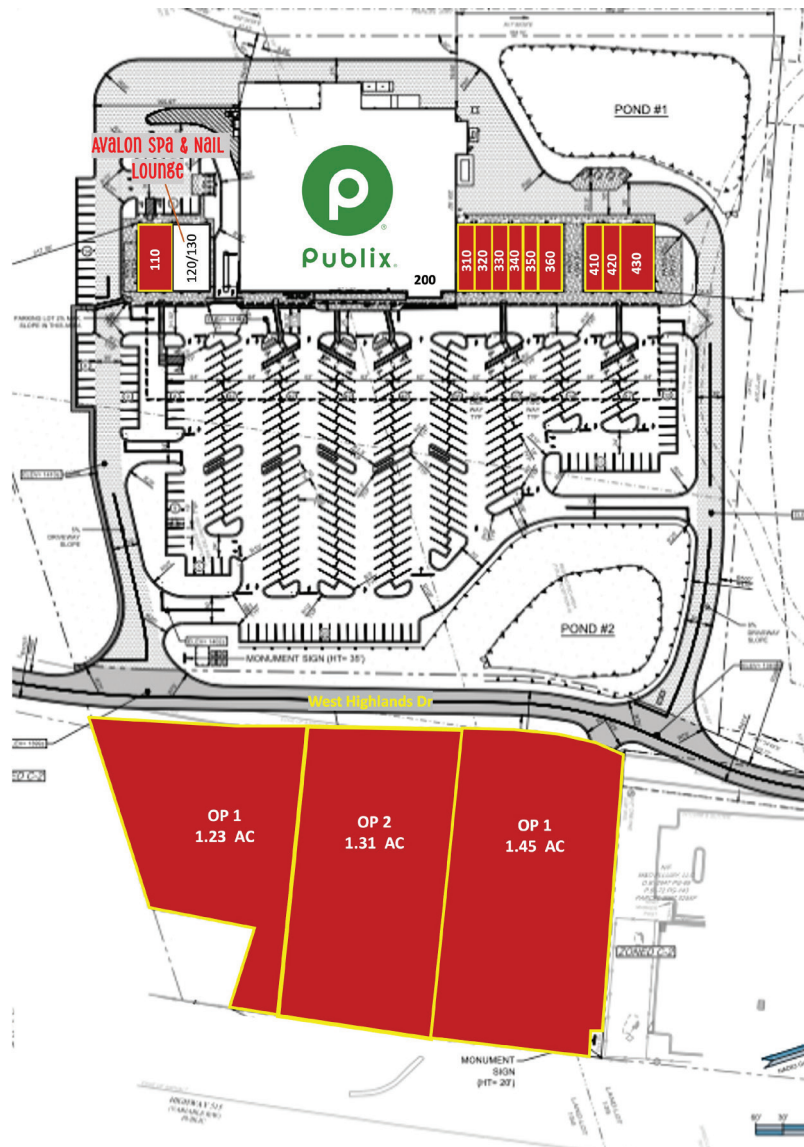
15
Min  21,183

20
Min  35,299

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

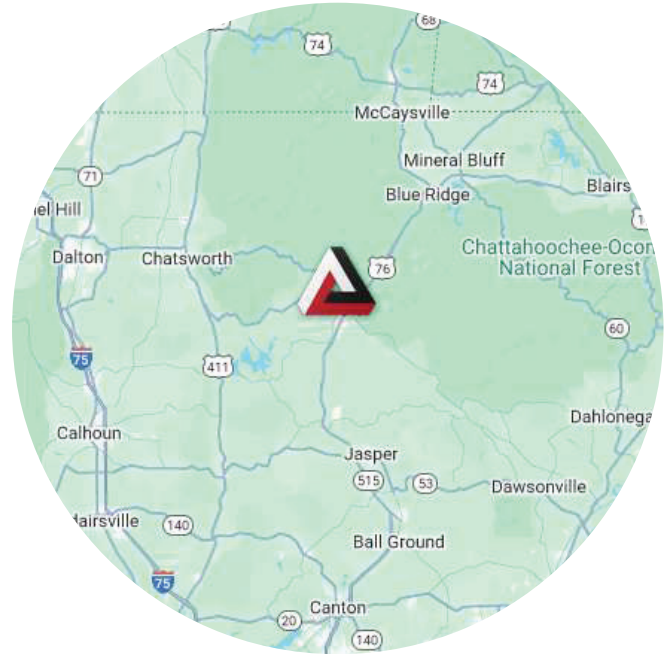
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
110	AVAILABLE	3,000 SF	330	AVAILABLE	1,250 SF	420	AVAILABLE	1,500 SF
120/130	Avalon Spa & Nail Lounge	3,000 SF	340	AVAILABLE	1,500 SF	430	AVAILABLE	3,000 SF
310	AVAILABLE	1,500 SF	350	AVAILABLE	1,500 SF	OP 1	AVAILABLE	1.23 AC
320	AVAILABLE	1,250 SF	360	AVAILABLE	2,000 SF	OP 2	AVAILABLE	1.31 AC
			410	AVAILABLE	1,500 SF	OP 3	AVAILABLE	1.45 AC



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HIGHLIGHTS

- Brand-new Publix-anchored center coming to East Ellijay, delivery expected Q3 2027.
- Inline spaces and Outparcels are available.
- Property has visibility on State Route 515 (19,300 VPD), the market's main retail corridor.
- Nearby major retailers include Walmart, Lowe's, ALDI, Chick-fil-a, Wendy's, and Chipotle.
- Property is adjacent to Piedmont Mountainside Emergency Room of Ellijay (16 beds).
- Minutes from the Ellijay/East Ellijay line.



19,300 on Highway 515



Full Access from West Highland Dr.



Signage options available.

