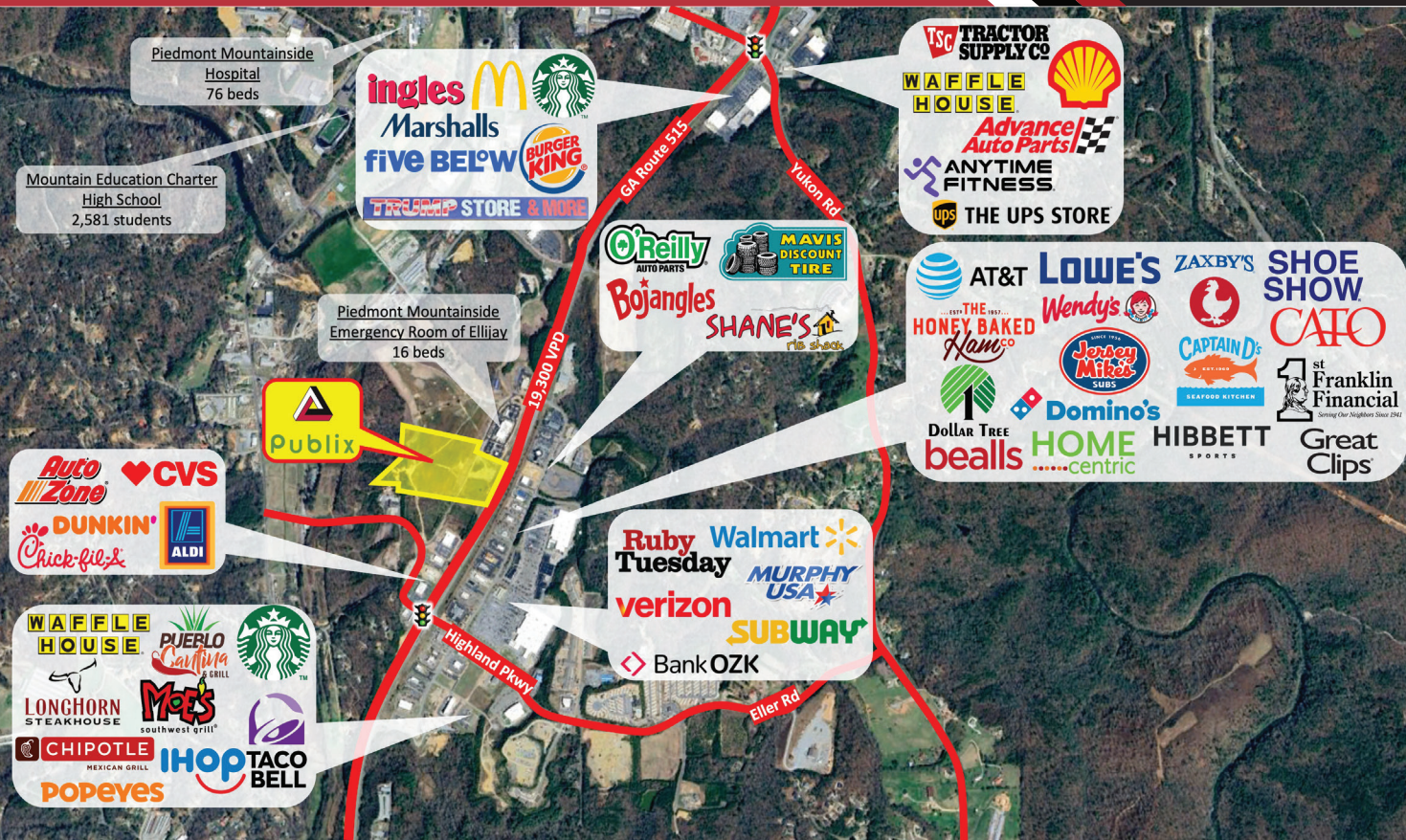




Publix

## 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

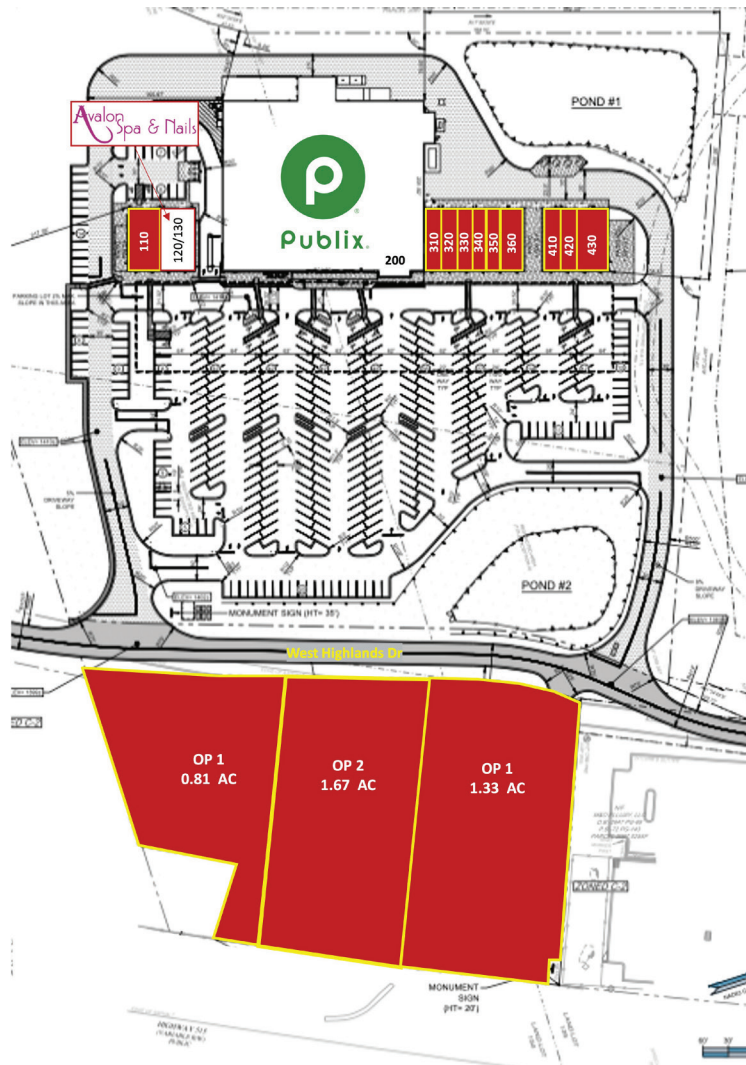


35,299

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

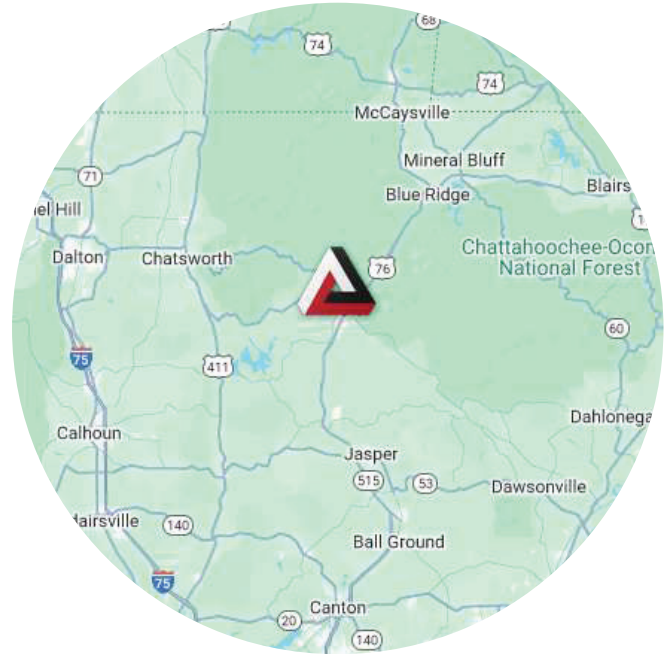
| SUITE   | TENANT                   | SIZE     | SUITE | TENANT    | SIZE     | SUITE | TENANT    | SIZE     |
|---------|--------------------------|----------|-------|-----------|----------|-------|-----------|----------|
| 110     | AVAILABLE                | 3,000 SF | 330   | AVAILABLE | 1,250 SF | 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 | 0.81 AC  |
| 320     | AVAILABLE                | 1,250 SF | 360   | AVAILABLE | 2,000 SF | OP 2  | AVAILABLE | 1.67 AC  |
|         |                          |          | 410   | AVAILABLE | 1,500 SF | OP 3  | AVAILABLE | 1.33 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.

