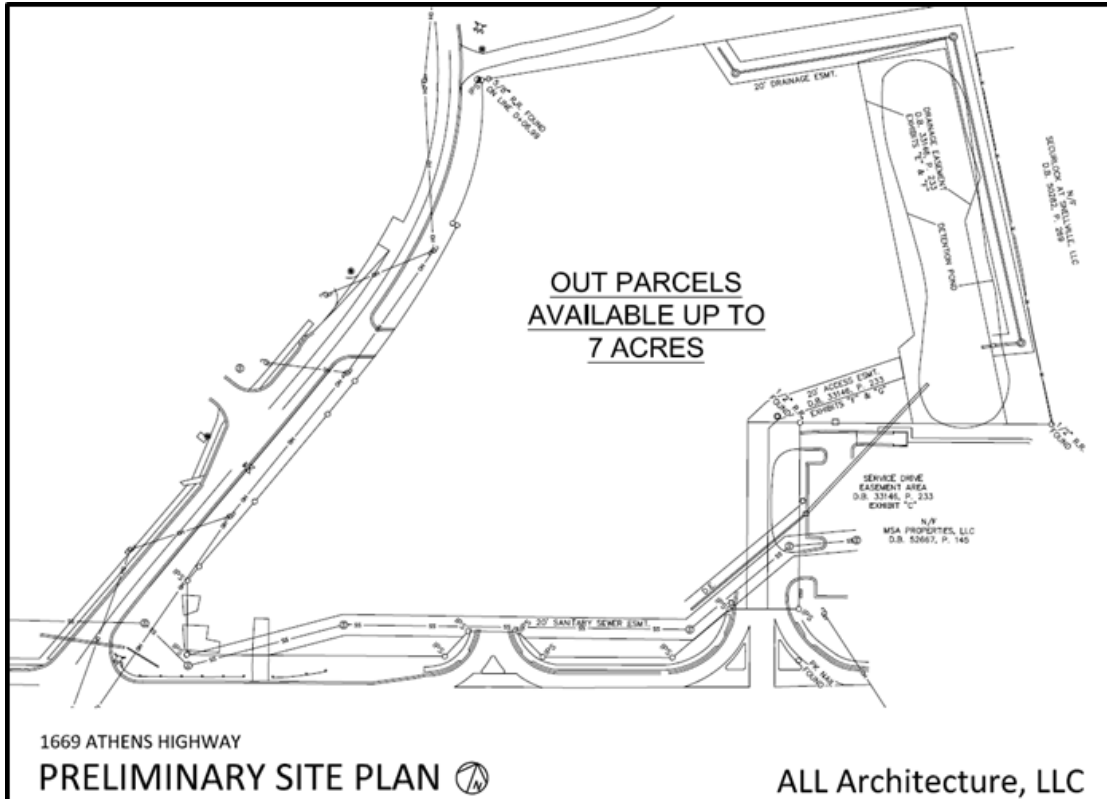


ATHENS HWY OUT PARCELS

1669 ATHENS HWY GRAYSON, GA 30017



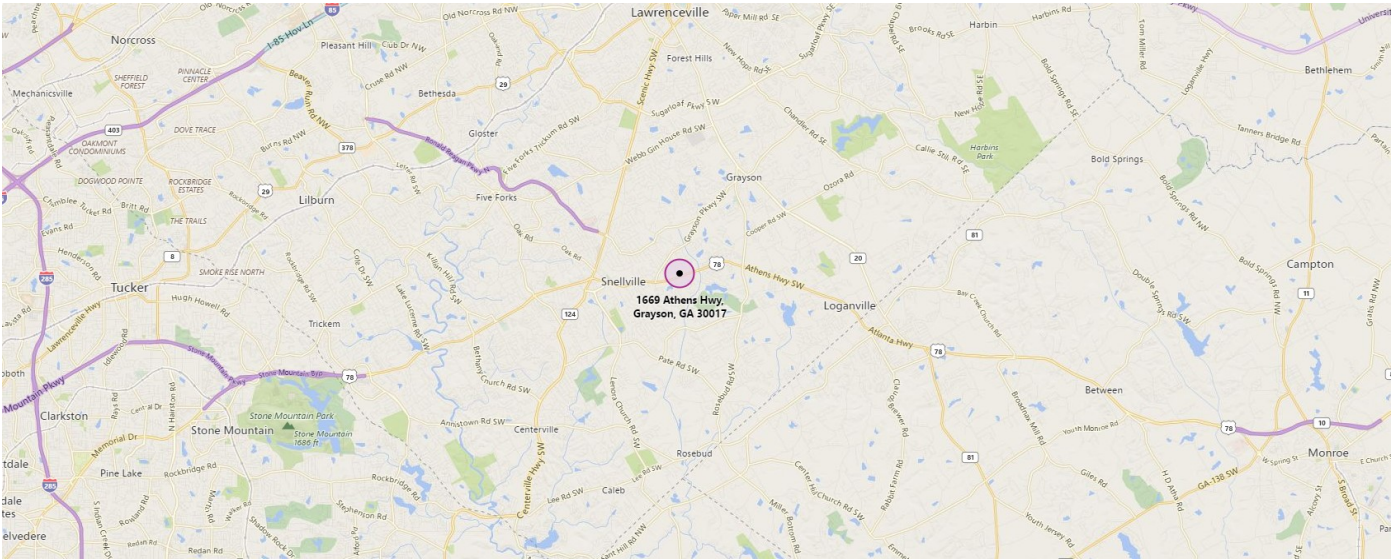
Property Info

- Located directly off Athens Hwy in Grayson, GA
- C2 zoned
- 2 curb cuts on Athens Hwy
- Approved traffic light at intersection of Athens Hwy and Crestview Plaza
- Traffic count over 41,000 cars per day
- New development approved across street of Athens Hwy. 225 independent living units, 55 assisted living units, 24 memory care units, 85 single-family townhomes, retail and medical uses as well.



PROPERTY GROUP, INC.
DEVELOPMENT, MANAGEMENT & LEASING

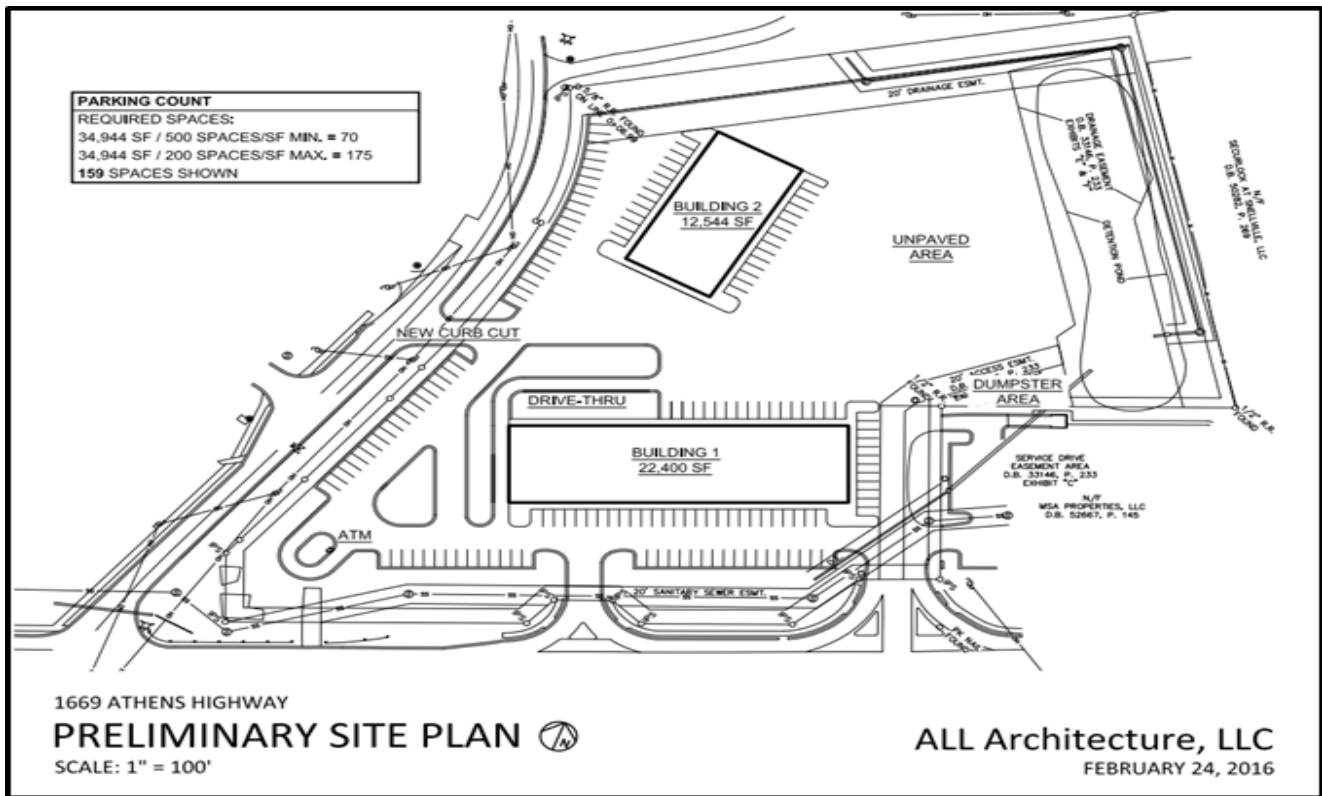
Nick Clements
C: 678-488-8582
O: 770-751-6613
nclements@gfpropertygroup.com



Proposed Center Info:

- Proposed multiple building shopping center
- Drive thru available
- 140+ surface parking spots

	1 mile	3 miles	5 miles
Demographics			
Population	7,861	50,991	140,248
Pop. Growth	8.26%	8.64%	8.32%
Households	2,671	17,266	46,294
Avg. Income	\$73,132	\$79,537	\$82,951



PROPOSED: SHOPS AT CRESTVIEW

Potential Site Layout