

Villa Rica, GA 30180

604-606 Carrollton Villa Rica Hwy

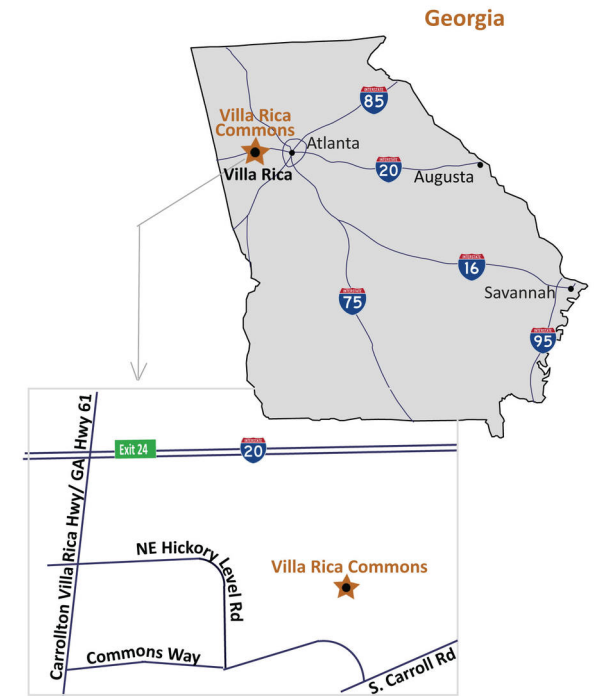
Villa Rica Commons

RIVERCREST
REALTY
INVESTORS



- **Anchor:** Walmart Supercenter
- **Key Tenants:** Petsense, Hibbett Sports, Shoe Show, Cato, T-Mobile, El Ranchito Restaurant
- **GLA:** 31,498 SF
- **Year Built:** 1999
- **Parking Ratio:** 7.68/1,000 SF
- **Average Daily Traffic:**
38,857 VPD - GA Hwy 61
57,609 VPD - I-20

Distance	5 Mile	10 Mile	15 Mile
Population	41,615	130,030	318,216
Average Household Income	\$100,138	\$100,498	\$98,241



Leasing contact: Heather Smith-Stewart · (919) 926-3097 ·
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Tenants

604	T-Mobile	1,450 SF
606	PetSense	5,013 SF
608	Hibbett Sports	4,003 SF
610	Cato	3,192 SF
612	Coming Available - Shoe Show	2,494 SF
614	Villa Rica Dental Smiles	3,302 SF
616	Villa Rica Tobacco and Vape	1,270 SF
618	Fred Loya Insurance	1,153 SF
620	ATL Wings & Hibachi	1,200 SF
622	The UPS Store	1,200 SF
624	Bally Nails	1,200 SF
626	Metro by T-Mobile	1,200 SF
628	Coming Available - Clear Water Tan	1,200 SF
634	El Ranchito Restaurant	3,623 SF



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