

Villa Rica, GA 30180

604-606 Carrollton Villa Rica Hwy

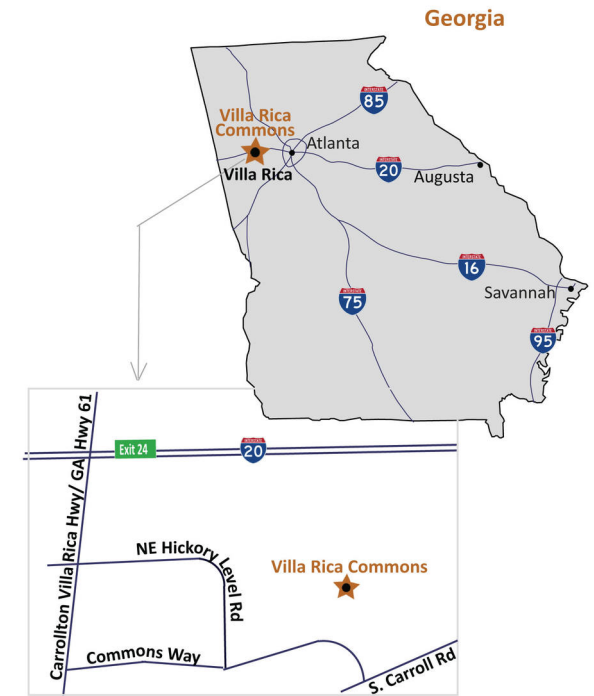
Villa Rica Commons

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	3 Mile	5 Mile	7 Mile
Population	20,949	42,552	69,599
Average Household Income	\$98,229	\$101,837	\$105,444



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	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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