

Villa Rica, GA 30180

604-606 Carrollton Villa Rica Hwy

Villa Rica Commons

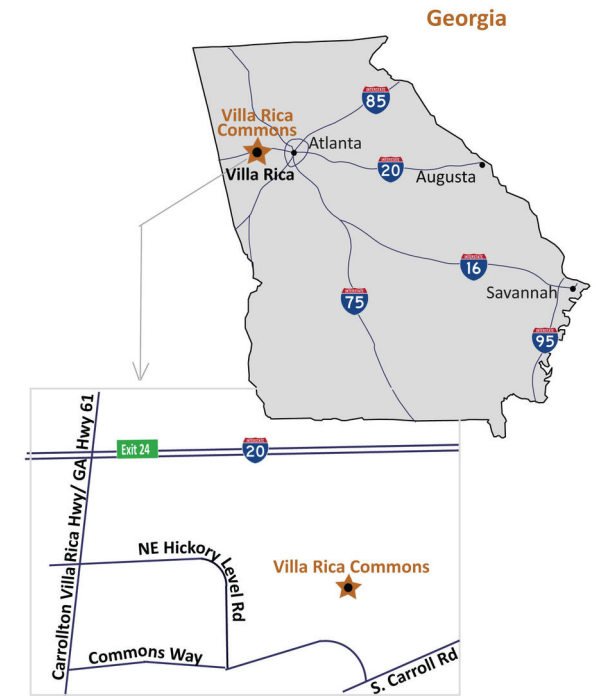
RIVERCREST
REALTY
INVESTORS



- **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:** 37,000 VPD - GA Hwy 61
70,900 VPD - I-20

Distance	5 Mile	10 Mile	15 Mile
Population	40,282	128,902	312,987
Average Household Income	\$96,418	\$96,962	\$94,177



Leasing contact: Heather Stewart · (919) 926-3097 · hstewart@rivercrestrealty.com

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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	Available	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	Clear Water Tan	1,200 SF
634	El Ranchito Restaurant	3,623 SF



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