

# OVERVIEW

# LAKE CARROLL BUSINESS PARK

173 - 245 Kilgore Road  
Carrollton, GA 30116

- Unique, mixed use facility on 3.99 acres with 3 industrial warehouses totally 41,000 SF and an 8,000 SF office building.
- The warehouses all have insulated roofs and walls, loading docks, ceiling heights ranging between 14' - 20' and separate bathrooms for each warehouse.
- The office building, 173 Kilgore, consists of 15 offices and 2,000 +/- SF of furnished common area consisting of conference room, lobby, kitchen, restrooms and covered porch.
- Attractive lakeside setting with direct access to Carrollton's busiest road, Bankhead Highway (Hwy. 166) with traffic counts of over 35,000 VPD.
- Walking distance of less than 1/10 of a mile to Carrollton Exchange shopping center with Zaxby's, Chick-fil-a, McDonalds, Longhorn, Waffle House, Shane's Rib Shack and Regal Cinemas.
- Other nearby retailers include Walmart, Kroger, Publix, Home Depot, Lowes, Staples and Ross.

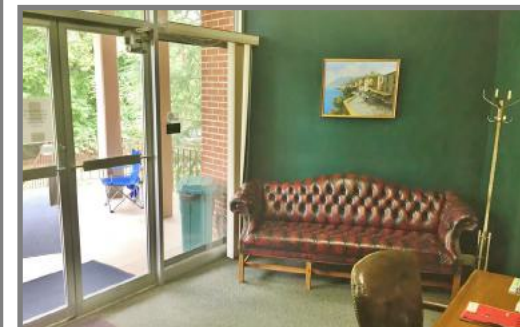
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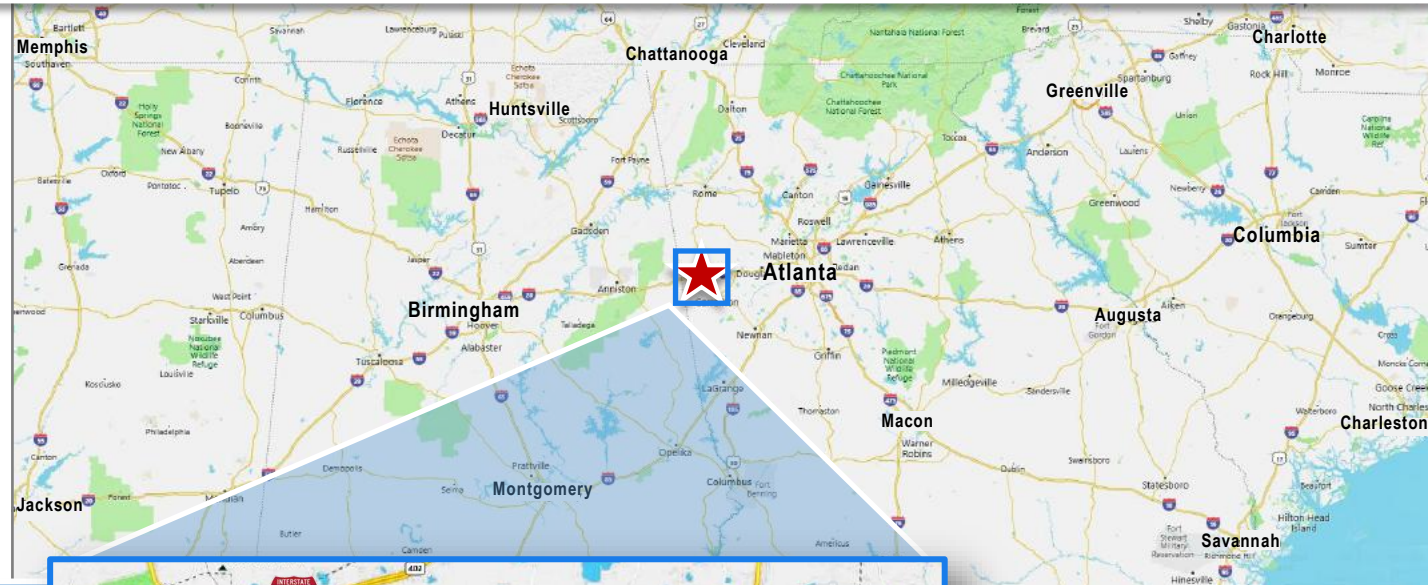


# LOCATION

Centrally located 45 miles west of Atlanta, Carrollton, Georgia offers an ideal location for distribution throughout the Southeastern U.S.

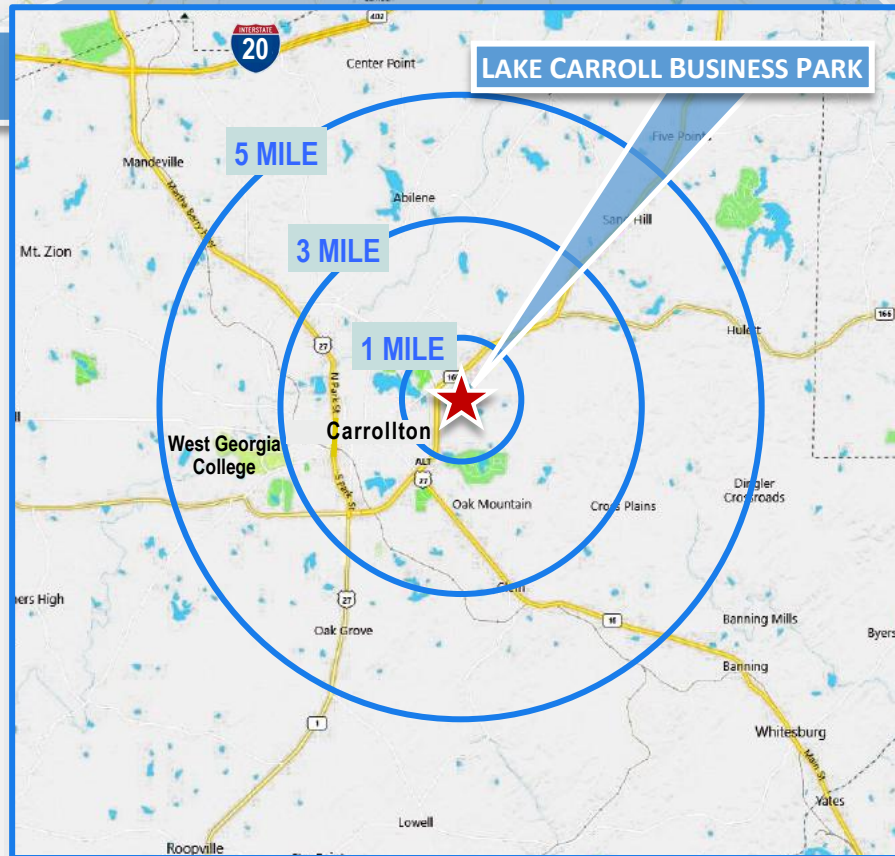
Newnan, GA	22 Miles
Douglasville, GA	24 Miles
Dallas, GA	28 Miles
Peachtree City, GA	34 Miles
Acworth, GA	43 Miles
LaGrange, GA	44 Miles
Atlanta, GA	45 Miles
Rome, GA	53 Miles
Birmingham, AL	111 Miles
Macon, GA	118 Miles
Chattanooga, TN	126 Miles
Huntsville, AL	155 Miles
Greenville, SC	190 Miles
Augusta, GA	192 Miles

# LAKE CARROLL BUSINESS PARK



# DEMOGRAPHICS

<b>1 MILE</b>	<b>2023</b>
Population	1,252
Households	509
Average HH Income	\$61,309
<b>3 MILE</b>	
Population	21,202
Households	7,972
Average HH Income	\$77,024
<b>5 MILE</b>	
Population	45,703
Households	16,232
Average HH Income	\$76,300



Carroll County Courthouse

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# SITE PLAN

# LAKE CARROLL BUSINESS PARK

## WAREHOUSE SPACE

SUITE	TENANT	SF
175A Kilgore	AVAILABLE	4,678
175 Kilgore	AVAILABLE	9,322
189 Kilgore	Carrollton WinAir	750
197 Kilgore	Carrollton WinAir	12,000
245 Kilgore	Carrollton WinAir	14,400

## OFFICE SPACE

173 Kilgore Suites available from 180 SF



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## PROFILE

- **14,000 SF\* Warehouse Space**

\* Can be divided into 2 suites:

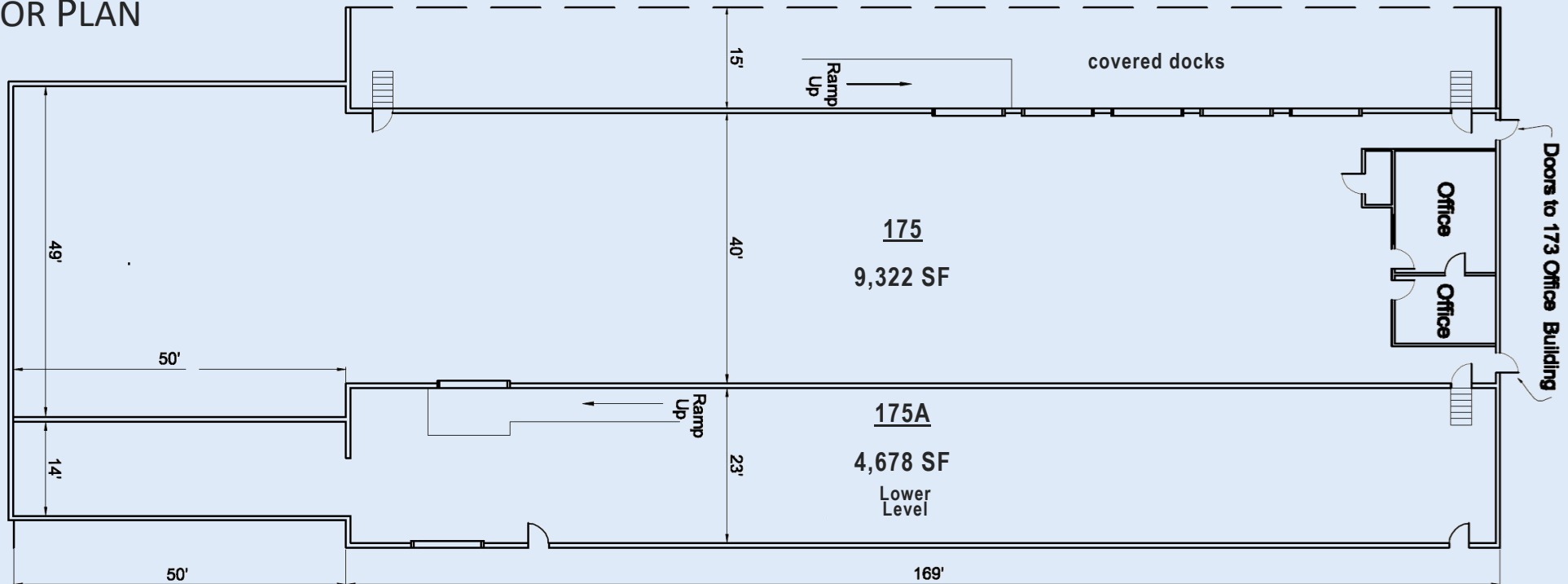
Suite 175 - 9,322 SF

Suite 175A - 4,678 SF (lower level)

- Ceiling height of 14 - 16' and a total of six covered docks
- Direct access to the 173 Kilgore office building is available



## FLOOR PLAN



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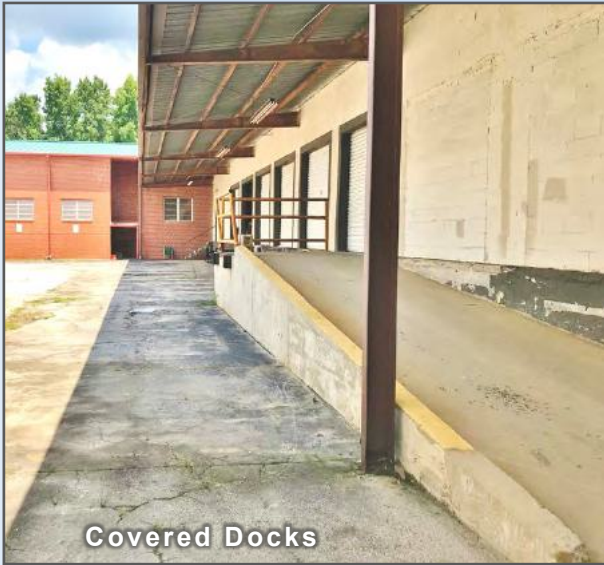
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PHOTO GALLERY



Covered Docks



Covered Ramp



Lower Level - 175A



Lower Level - 175A



Warehouse Offices

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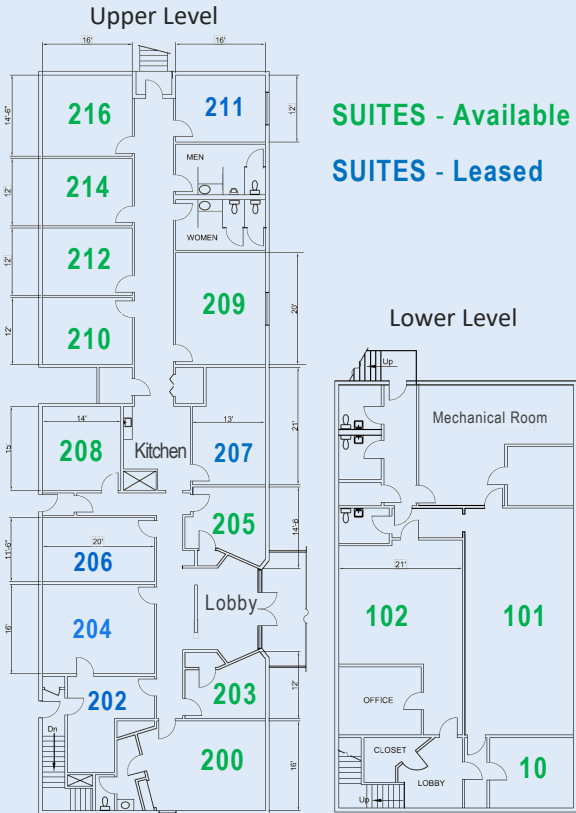


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## PROFILE

- Office suites are available from 180 SF.
- Utilities, free access to wireless Internet service, and use of 2,000 +/- SF furnished common area consisting of conference room, lobby, kitchen, restrooms and covered porch, are included in rent.



SUITE	STATUS	SF
101	AVAILABLE	960
102	AVAILABLE	756
200	AVAILABLE	475
202	LEASED	213
203	AVAILABLE	180
204	LEASED	320
205	AVAILABLE	190
206	LEASED	230
207	LEASED	270
208	AVAILABLE	210
209	AVAILABLE	360
210	AVAILABLE	200
211	LEASED	216
212	AVAILABLE	200
214	AVAILABLE	200
216	AVAILABLE	239



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# ABOUT CARROLLTON

# LAKE CARROLL BUSINESS PARK

**CARROLLTON Georgia** is located 45 miles west of Atlanta and is home to the University of West Georgia, part of the University System of GA. The university is set on 645 acres with an enrollment of close to 14,000 students with 652 faculty members.

Downtown Carrollton pairs modern shops and eateries with tradition and historic architecture. Festivals and concerts at the Amp, an 8,500-sf amphitheater that seats 750-1,000 people are held most weekends during spring and summer.

The recently completed Carrollton Greenbelt is one of Georgia's longest closed loop bike trails with 18 miles of paved paths. It connects existing neighborhoods with the city school campus, parks and several commercial shopping areas.

Carrollton Center for the Arts, provides classes and exhibits, world-class and local performances in a beautiful, modern facility.

The nearly \$4 million renovations completed on the new Hudson Mill in downtown Carrollton combines new retailers and apartments with historical preservation.

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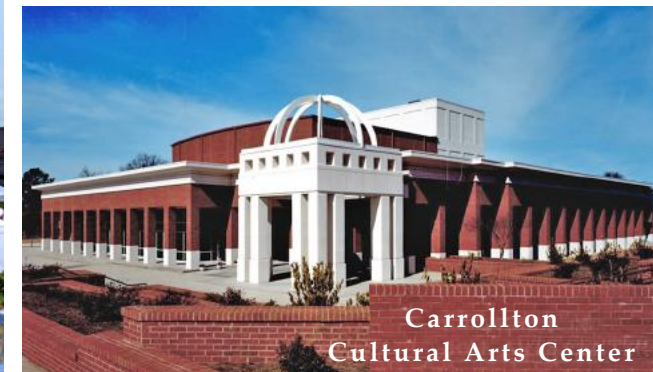
University of West Georgia



Carrollton Greenbelt



Carrollton Mayfest



Carrollton  
Cultural Arts Center



