

LEASE

FIRST TUESDAY SHOPPING CENTER

1004 Bankhead Highway (B-25A) Carrollton, GA 30117



PROPERTY DESCRIPTION

First Tuesday Shopping Center offers prime leasing opportunities at the signalized intersection of SR-166 (Bankhead Highway) and Northside Drive, just minutes from downtown Carrollton. Recent capital improvements include repaved parking, upgraded exterior lighting and paint, enhanced pylon signage, and inviting green space—giving the center a fresh, modern presence.

Anchored by national grocery and fitness tenants, the center benefits from daily traffic counts exceeding 36,000 vehicles and an average household income of \$82,000. Already a proven performer, First Tuesday attracts 147,000+ visitors annually, with an average dwell time of 35 minutes (2024). The surrounding trade area is further strengthened by nearby national brands including Chick-fil-A, Regal Cinemas, and McDonald's.

Adding major momentum, ThunderZone Family Entertainment Center—a 40,000 SF destination featuring bowling, axe throwing, arcade, full-service restaurant, and bar—is scheduled to open March 2026. ThunderZone is expected to become a flagship attraction for West Georgia, significantly increasing foot traffic

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/month (NNN)
Number of Units:	21
Available SF:	1,400 - 2,500 SF
Lot Size:	17.33 Acres
Building Size:	156,285 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	235	1,280
Total Population	120	576	3,180
Average HH Income	\$57,849	\$57,686	\$57,397

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,400 - 2,500 SF	Lease Rate:	\$16.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Tuesday Shopping Center	Available	1,400 SF	NNN	\$16.00 SF/month	Open Floor Plan
First Tuesday Shopping Center	Available	2,500 SF	NNN	\$16.00 SF/month	Open Floor Plan

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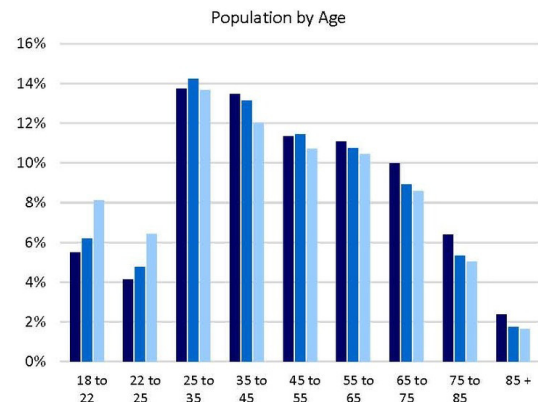
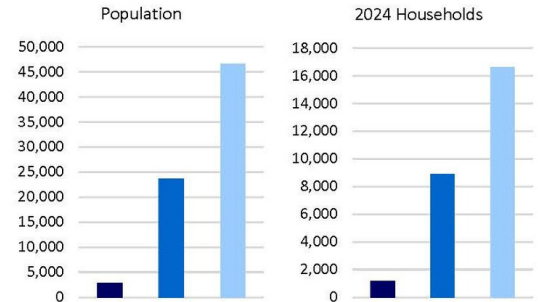
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Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	2,886	---	23,595	---	46,585	---
2029 Projected Population	2,870	---	23,433	---	46,684	---
Pop Growth (%)	-0.5%	---	-0.7%	---	0.2%	---
2024 Households	1,156	---	8,893	---	16,606	---
2029 Projected Households	1,149	---	8,817	---	16,619	---
HH Growth (%)	-0.6%	---	-0.8%	---	0.1%	---
Census Year						
2010 Population	2,690	---	21,657	---	41,931	---
2020 Population	2,816	---	23,011	---	45,035	---
Pop Growth (%)	4.7%	---	6.3%	---	7.4%	---
2010 Households	1,068	---	7,998	---	14,441	---
2020 Households	1,128	---	8,675	---	16,037	---
HH Growth (%)	5.6%	---	8.5%	---	11.1%	---
Total Population by Age						
Average Age (2024)	40.1		38.3		37.4	
Children (2024)						
0 - 4 Years	162		1,373		2,593	
5 - 9 Years	170		1,507		2,710	
10-13 Years	147		1,280		2,324	
14-17 Years	156		1,377		3,233	
Adults (2024)						
18 to 22	158	5.5%	1,464	6.2%	3,778	8.1%
22 to 25	119	4.1%	1,128	4.8%	2,999	6.4%
25 to 35	396	13.7%	3,358	14.2%	6,371	13.7%
35 to 45	388	13.5%	3,097	13.1%	5,594	12.0%
45 to 55	327	11.3%	2,696	11.4%	4,984	10.7%
55 to 65	320	11.1%	2,538	10.8%	4,870	10.5%
65 to 75	288	10.0%	2,108	8.9%	4,007	8.6%
75 to 85	184	6.4%	1,257	5.3%	2,349	5.0%
85 +	69	2.4%	413	1.7%	773	1.7%



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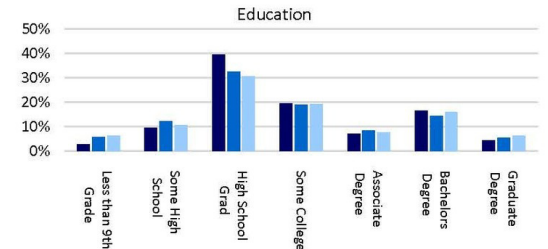
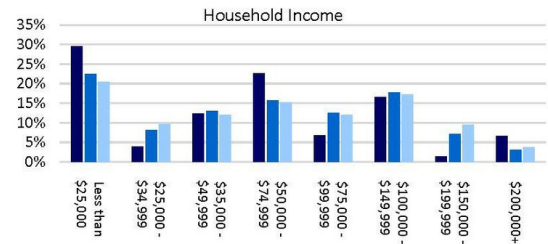
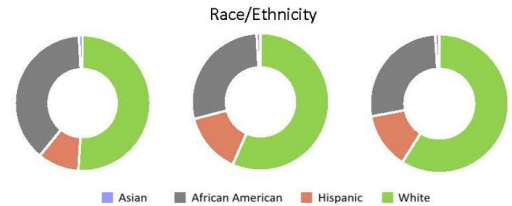
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Population by Race/Ethnicity (2024)						
White, Non-Hispanic	1,386	48.0%	12,732	54.0%	26,298	56.5%
Hispanic	268	9.3%	3,225	13.7%	5,824	12.5%
Black	1,039	36.0%	6,317	26.8%	12,045	25.9%
Asian	24	0.8%	208	0.9%	425	0.9%
Language at Home (2024)						
Spanish	210	7.7%	2,402	10.8%	4,391	10.0%
Asian Language	0	0.0%	20	0.1%	94	0.2%
Ancestry (2024)						
American Indian (ancestry)	8	0.3%	63	0.3%	105	0.2%
Hawaiian (ancestry)	0	0.0%	5	0.0%	8	0.0%
Household Income (2024)						
Per Capita Income	\$29,561	---	\$30,787	---	\$31,185	---
Average HH Income	\$73,786	---	\$81,689	---	\$87,484	---
Median HH Income	\$56,352	---	\$59,669	---	\$61,638	---
Less than \$25,000	342	29.6%	2,003	22.5%	3,407	20.5%
\$25,000 - \$34,999	46	3.9%	724	8.1%	1,591	9.6%
\$35,000 - \$49,999	143	12.4%	1,162	13.1%	2,010	12.1%
\$50,000 - \$74,999	262	22.6%	1,406	15.8%	2,520	15.2%
\$75,000 - \$99,999	79	6.8%	1,111	12.5%	2,008	12.1%
\$100,000 - \$149,999	192	16.6%	1,581	17.8%	2,867	17.3%
\$150,000 - \$199,999	16	1.4%	631	7.1%	1,584	9.5%
\$200,000+	77	6.7%	276	3.1%	620	3.7%
Education (2024)						
Less than 9th Grade	52	2.7%	903	5.8%	1,838	6.3%
Some High School	187	9.5%	1,878	12.1%	3,057	10.6%
High School Grad	782	39.7%	5,045	32.6%	8,898	30.7%
Some College	386	19.6%	2,934	19.0%	5,603	19.4%
Associate Degree	138	7.0%	1,311	8.5%	2,216	7.7%
Bachelors Degree	329	16.7%	2,245	14.5%	4,621	16.0%
Graduate Degree	87	4.4%	846	5.5%	1,844	6.4%



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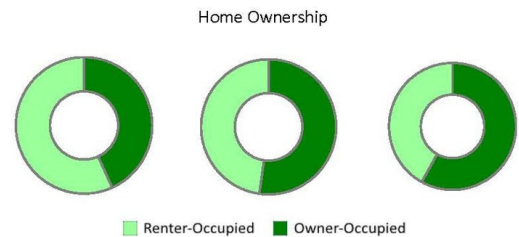
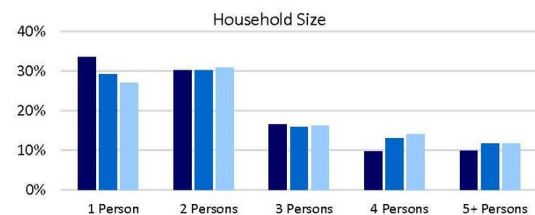
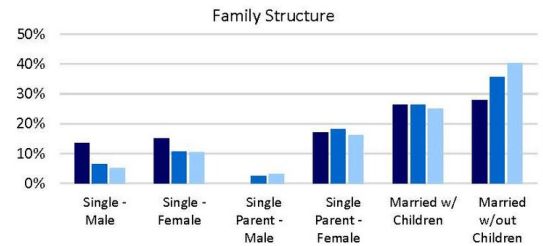
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Family Structure (2024)	764		5,694		10,794	
Single - Male	103	13.5%	370	6.5%	549	5.1%
Single - Female	116	15.2%	606	10.7%	1,124	10.4%
Single Parent - Male	0	0.0%	147	2.6%	336	3.1%
Single Parent - Female	131	17.1%	1,039	18.2%	1,740	16.1%
Married w/ Children	202	26.4%	1,498	26.3%	2,700	25.0%
Married w/out Children	213	27.9%	2,033	35.7%	4,345	40.3%
Household Size (2024)						
1 Person	388	33.6%	2,596	29.2%	4,499	27.1%
2 Persons	349	30.2%	2,683	30.2%	5,144	31.0%
3 Persons	191	16.5%	1,415	15.9%	2,701	16.3%
4 Persons	112	9.7%	1,162	13.1%	2,322	14.0%
5+ Persons	115	10.0%	1,037	11.7%	1,939	11.7%
Home Ownership (2024)	1,156		8,893		16,606	
Owners	500	43.2%	4,642	52.2%	9,642	58.1%
Renters	656	56.8%	4,250	47.8%	6,964	41.9%
Components of Change (2024)						
Births	32	1.1%	285	1.2%	581	1.2%
Deaths	24	0.8%	171	0.7%	321	0.7%
Migration	26	0.9%	-37	-0.2%	-53	-0.1%
Unemployment Rate (2024)	4.3%		4.1%		3.6%	
Employment, Pop 16+ (2024)	2,330		18,771		37,527	
Armed Services	0	0.0%	0	0.0%	1	0.0%
Civilian	1,296	55.6%	11,913	63.5%	24,097	64.2%
Employed	1,242	53.3%	11,422	60.9%	23,217	61.9%
Unemployed	54	2.3%	491	2.6%	881	2.3%
Not in Labor Force	1,034	44.4%	6,858	36.5%	13,429	35.8%
Businesses						
Establishments	106	---	950	---	1,368	---
Employees (FTEs)	1,786	---	15,275	---	22,498	---



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