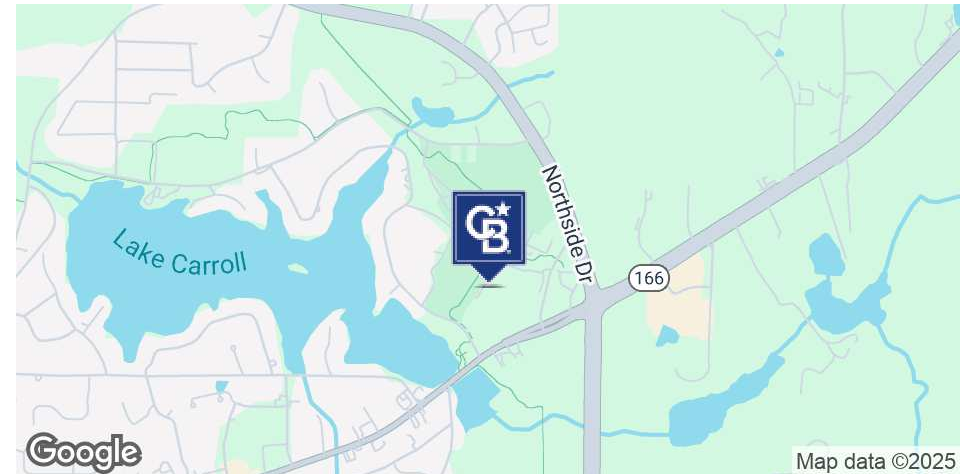
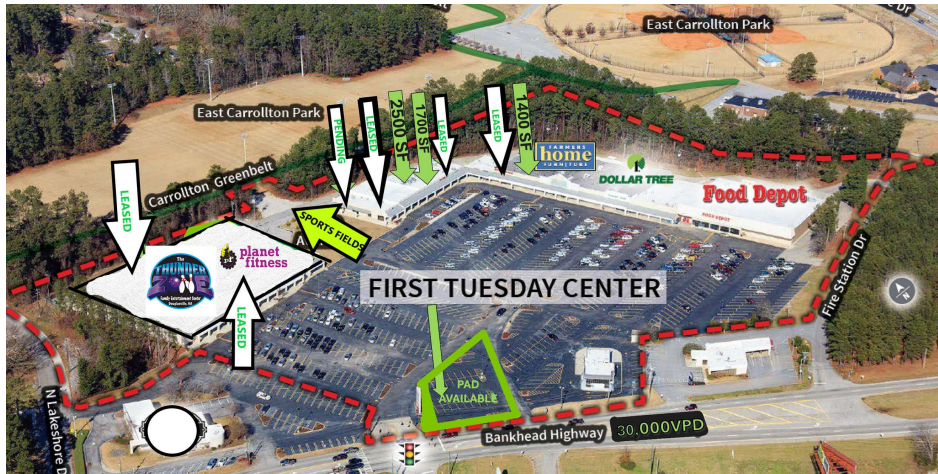


RETAIL FOR LEASE

FIRST TUESDAY CENTER

1004 Bankhead Highway Carrollton, GA 30117



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	156,285 SF
Available SF:	1,400 - 3,444 SF
Lot Size:	17.33 Acres
Number of Units:	21
Price / SF:	\$0.00
Year Built:	1976
Renovated:	2025
Zoning:	C-2 (General Commercial)

PROPERTY OVERVIEW

Under new ownership and with a focus on enhancing the shopping experience, First Tuesday Center is undergoing a full revitalization to reestablish itself as a dynamic community hub for shopping, dining, and recreation.

Located just 40 miles west of Atlanta in East Carrollton, this 156,285-square-foot, grocery-anchored retail center is home to leading national and regional brands including Food Depot, Farmers Home Furniture, Dollar Tree, and Dance Academy West. The center is also welcoming two major destination tenants: the 40,000-square-foot Thunderzone Family Entertainment Center and 16,000-square-foot Planet Fitness, both opening by December 2025.

Strategically positioned adjacent to the Carrollton Greenbelt and East Carrollton Park and Soccer Fields, First Tuesday Center benefits from consistent family and fitness-driven foot traffic.

Misha Page

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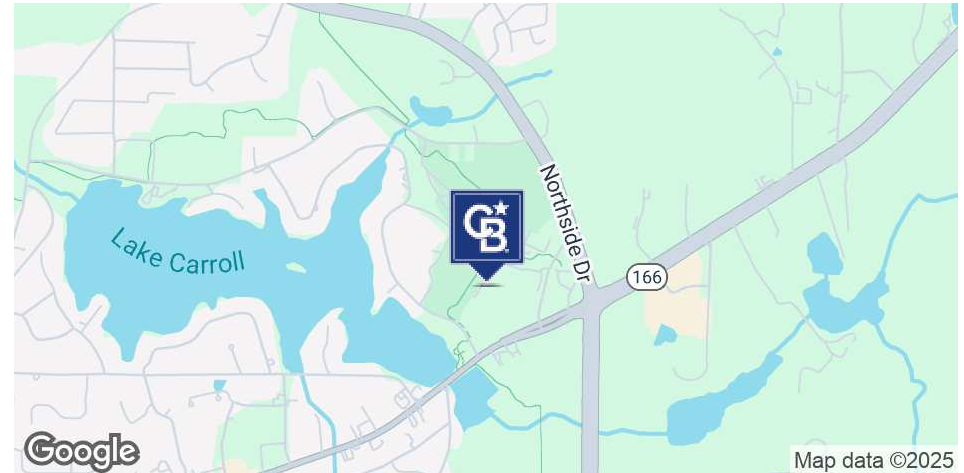
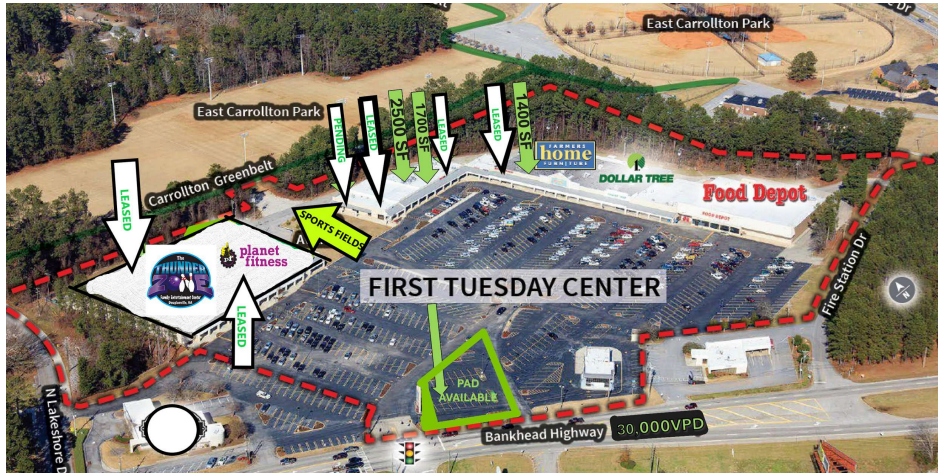


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UPCOMING ENHANCEMENTS

FIRST TUESDAY CENTER

1004 Bankhead Highway Carrollton, GA 30117



RECENT AND UPCOMING ENHANCEMENTS:

Repaved parking lot for improved traffic flow and accessibility

* Modern exterior lighting for visibility and safety * New pylon signage for maximum tenant branding *

* Fresh exterior paint and architectural improvements * Activation of community green space for outdoor public events *

With a vision for growth, the center is actively curating a tenant mix that complements the evolving needs of Carrollton's families, professionals, and visitors. A few small-shop suites remain available, offering the perfect opportunity for retail, food, and service providers to join this vibrant retail resurgence.

Ideal Tenants Include:

Quick-Service Concepts: Coffee, smoothies, sandwiches, desserts

Children & Family Services: Pediatric or family medical, tutoring centers, boutique retail

Health & Lifestyle Retail: Bike rentals/repairs (ideal for Greenbelt users), fitness and nutrition

Everyday Essentials: Shipping centers, mobile accessories, dry cleaning

Location Advantages:

On the "going home" side of Bankhead Hwy—prime visibility for commuters

High-performing anchors and regional destination tenants

Built-in audience from adjacent parks, trails, schools, and residential neighborhoods

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SUITES FOR LEASE

FIRST TUESDAY CENTER

1004 Bankhead Highway Carrollton, GA 30117

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 3,444 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Tuesday Center	Available	2,500 SF	NNN	Negotiable	In- line suite, open floor plan, ready to showcase your business.
First Tuesday Center	Available	1,700 - 3,444 SF	NNN	Negotiable	2nd generation restaurant with a skeleton kitchen. hood, dishwasher, sanitary station, and grease trap. Can be combined with the neighboring 1750 Suite for additional floor space
First Tuesday Center	Available	1,400 SF	NNN	Negotiable	Retail inline box suite open floor plan ready to showcase your business

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