OVERVIEW

LAKE CARROLL BUSINESS PARK

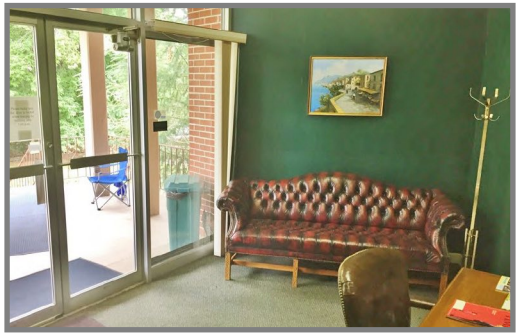
173 - 245 Kilgore Road
Carrollton, GA 30116

- Unique, mixed use facility on 3.99 acres with 3 industrial warehouses totaling 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 33,800 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.









CONTACT:

Justin Dinerman
404.631.6344
justin@dinermangroup.com

DINERMAN GROUP

900 Circle 75 Parkway
Suite 250
Atlanta, GA 30339
Dinermangroup.com

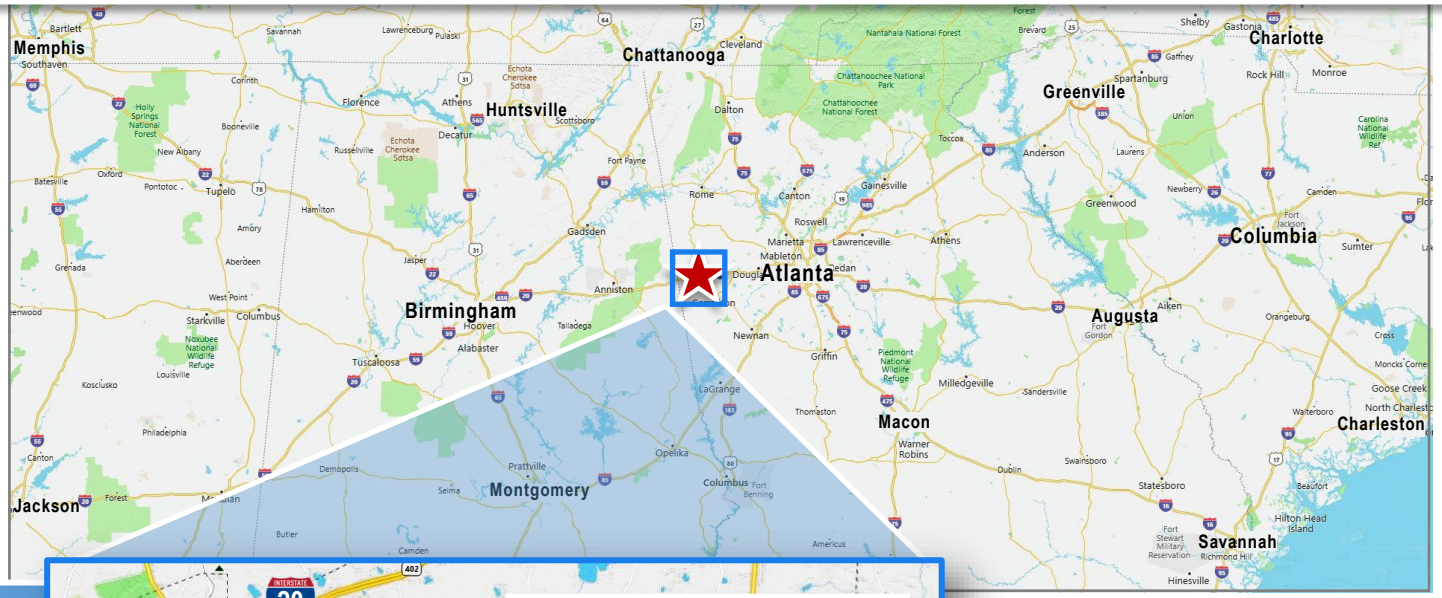
LOCATION

LAKE CARROLL BUSINESS PARK

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



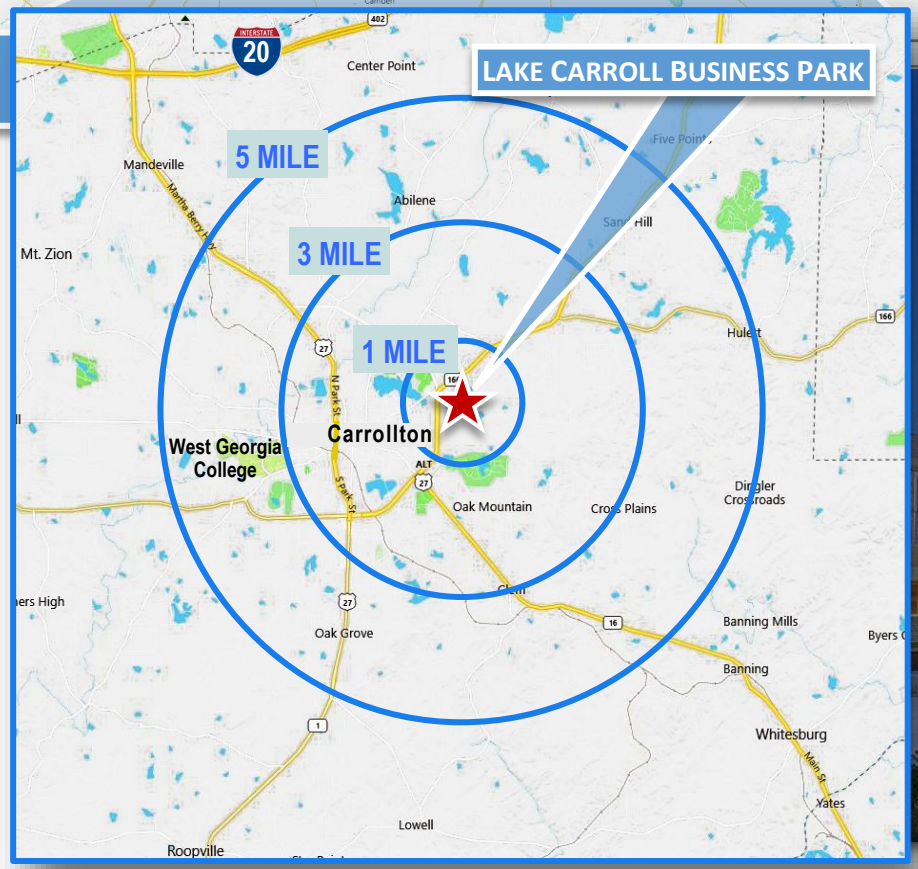


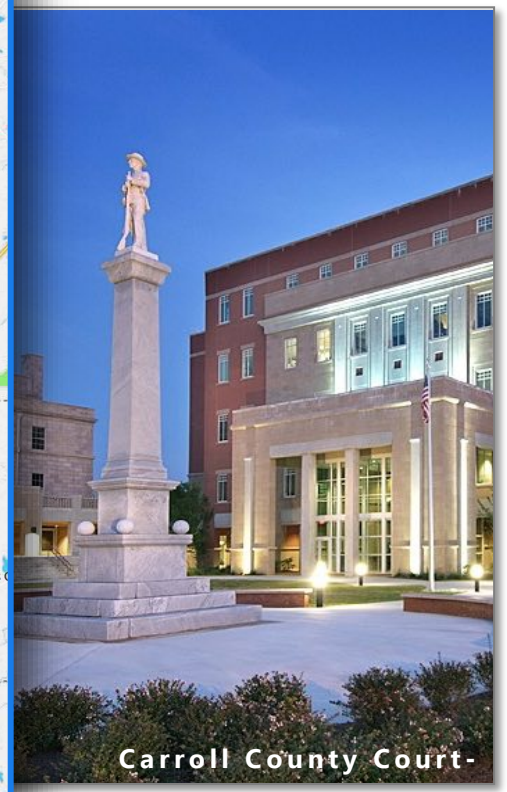
DEMOGRAPHICS

1 MILE	2026
Population	1,554
Households	668
Average HH Income	$72,718

3 MILE	
Population	22,856
Households	8,666
Average HH Income	$96,363

5 MILE	
Population	48,823
Households	17,501
Average HH Income	$95,785





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SITE PLAN

LAKE CARROLL BUSINESS PARK

WAREHOUSE SPACE

SUITE	TENANT	SF
175A Kilgore	Elite Partners Industrial Construction	4,678
175 Kilgore	Elite Partners Industrial Construction	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 190 SF**







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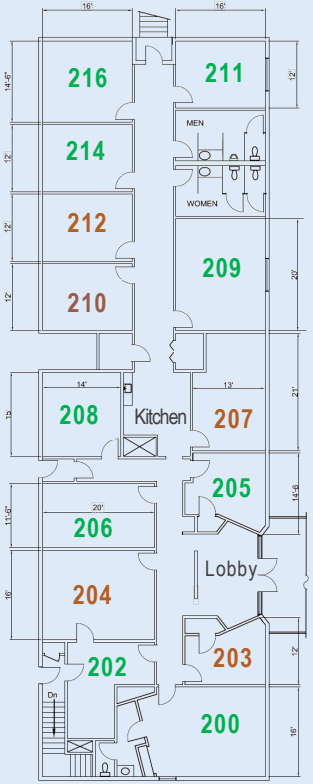
173 Kilgore Road - Office Space

Lake Carroll Business Park

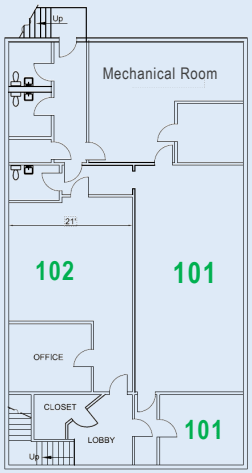
PROFILE

- Office suites are available from 190 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.

Upper Level



Lower Level



SUITES - Available

SUITES - Leased

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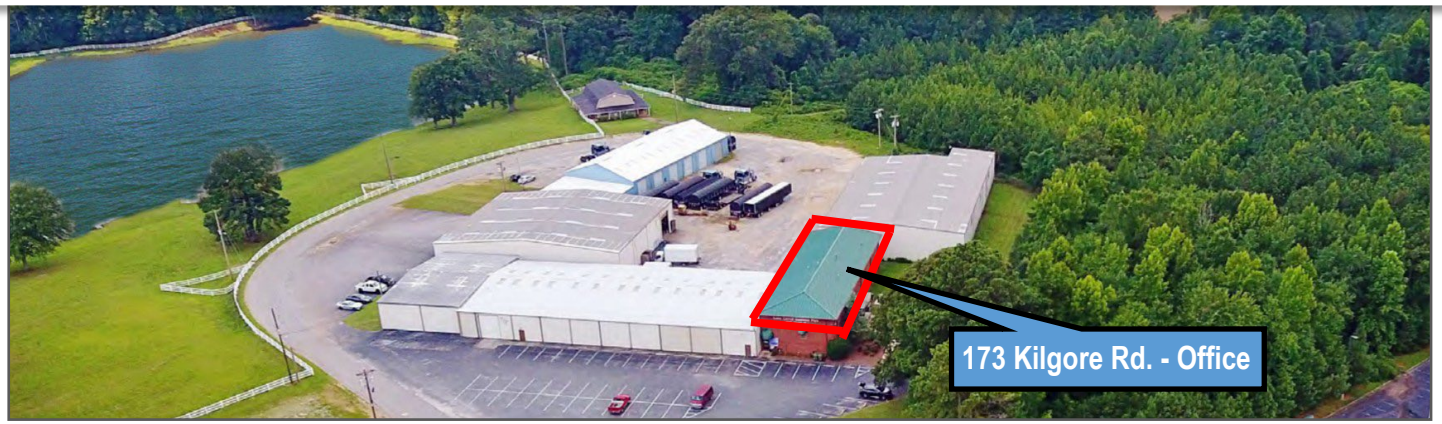


SUITE	STATUS	SF
101	AVAILABLE Virtual Tour	960
102	AVAILABLE Virtual Tour	756
200	AVAILABLE Virtual Tour	475
202	AVAILABLE Virtual Tour	213
203	LEASED	180
204	LEASED	320
205	AVAILABLE Virtual Tour	190
206	AVAILABLE Virtual Tour	230
207	LEASED	270
208	AVAILABLE Virtual Tour	210
209	AVAILABLE Virtual Tour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







About Carrollton

Lake Carroll Business Park

CARROLLTON Georgia is located 45 miles west of Atlanta and is a growing regional employment, education and commercial center serving West Georgia and eastern Alabama.

Home to the **University of West Georgia**, with more than **16,000 students**, Carrollton benefits from a strong educational base, skilled workforce and diverse local economy.

The city combines an active historic downtown with excellent recreational and cultural amenities, including the **18+ mile Carrollton GreenBelt**, one of Georgia's longest paved loop trails, and the Carrollton Center for the Arts.

Downtown revitalization continues to strengthen Carrollton's appeal. The historic **Hudson Mill redevelopment** transformed a former textile mill into a distinctive mixed-use destination featuring residential apartments, restaurants, and retail spaces. Additional investment includes a new downtown mixed-use development, begun in 2025, that is expected to be completed by 2027.

Continued public and private investment, a strong employment base and convenient access to the Atlanta metropolitan market make **Carrollton an attractive location for industrial, warehouse, office and distribution users.**





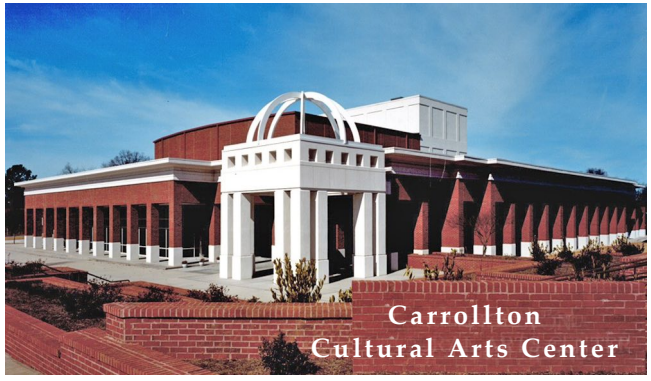
University of West Georgia



Carrollton Greenbelt



Carrollton Mayfest



Carrollton Cultural Arts Center

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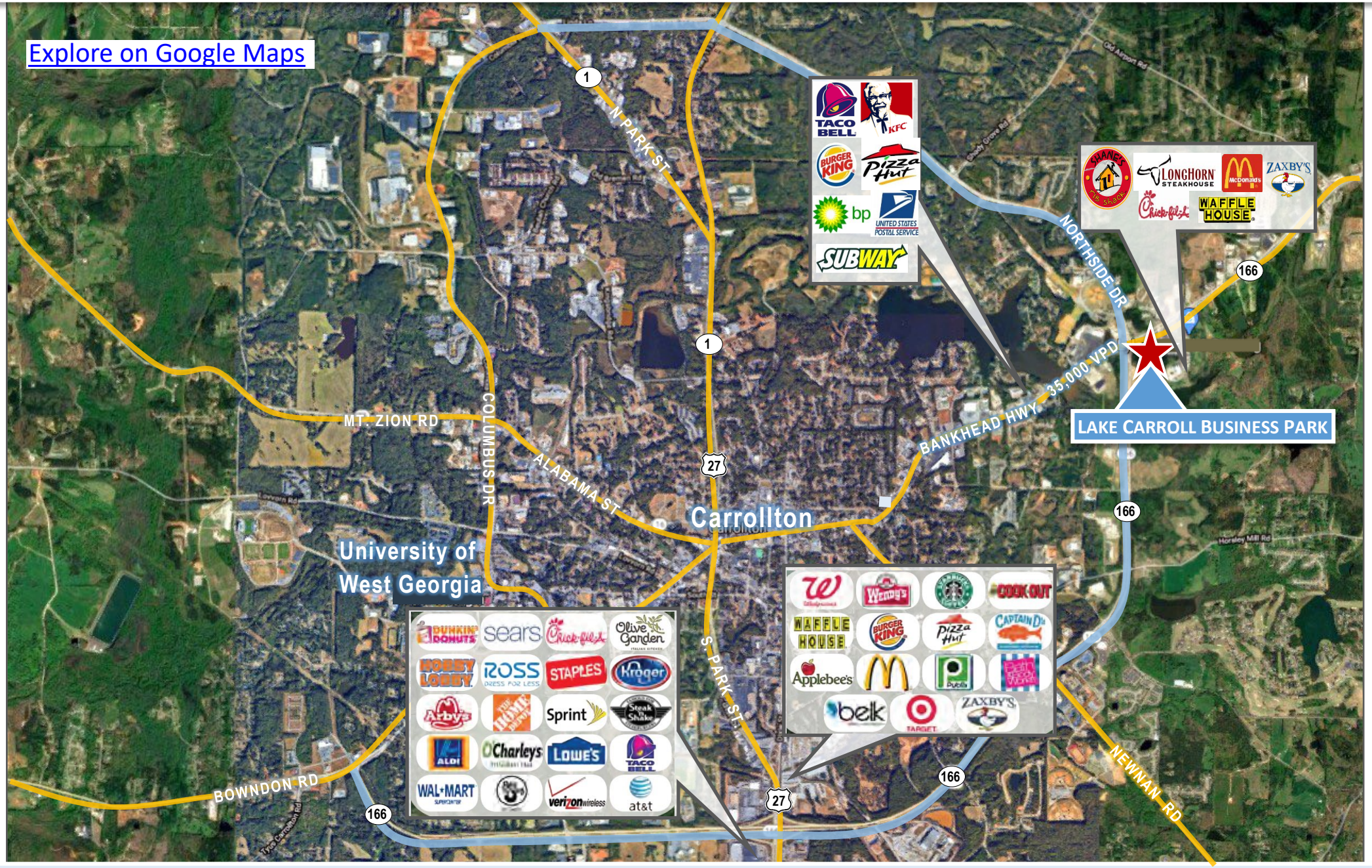
AERIAL PERSPECTIVE — LAKE CARROLL BUSINESS PARK



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