



**BenchMark**  
PHYSICAL THERAPY

ESSENCE  
ORTHODONTICS

URGENT CARE

TINKLES  
The Spa

HARDY'S

ST. LOUIS

**HARRISON**  
PROPERTIES  
*Your Partner Our Commitment*

SHOPS OF  
SOUTHAMPTON

*Tyrone, Georgia*

RETAIL PROPERTY FOR LEASE



# HARRISON PROPERTIES LEASE SUMMARY



## PROPERTY DESCRIPTION

The property is positioned strategically along Tyrone's Hwy-74. The center boasts exceptional visibility and attractive signage, ensuring maximum exposure to a high volume of car traffic. It carries a strong, diverse tenant-mix, including national brands like Essence Orthodontics, H&R Block, and Benchmark Physical Therapy.

## PROPERTY HIGHLIGHTS

- Available suites include Suite 26 (Former Brunch Restaurant) and Suite 40 (Former Hair/Wig Studio)
- Unanchored retail center in a strong Atlanta Metro submarket 20 minutes south of Hartsfield Jackson Atlanta International.
- Strong tenant mix of neighborhood retailers, restaurants & medical office users.

## OFFERING SUMMARY

Address:	26 Carriage Oaks Dr., Tyrone, GA 30290
County:	Fayette
Available Suites:	Suite 26/Suite 40
Available SF:	2,632 SF (26)/1,422 SF (40)
Lease Rates:	\$18.00/SF NNN
NNN:	\$4.84/SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	514	17,333	72,110
Total Population	1,472	48,163	200,248
Average HH Income	\$97,249	\$93,220	\$81,510

SHOPS OF SOUTHAMPTON

Tyrone, Georgia

RETAIL PROPERTY FOR SALE & LEASE





HARRISON PROPERTIES  
LOCATION MAP



SHOPS OF SOUTHAMPTON

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HARRISON PROPERTIES  
PROPERTY PHOTOS



SHOPS OF SOUTHAMPTON

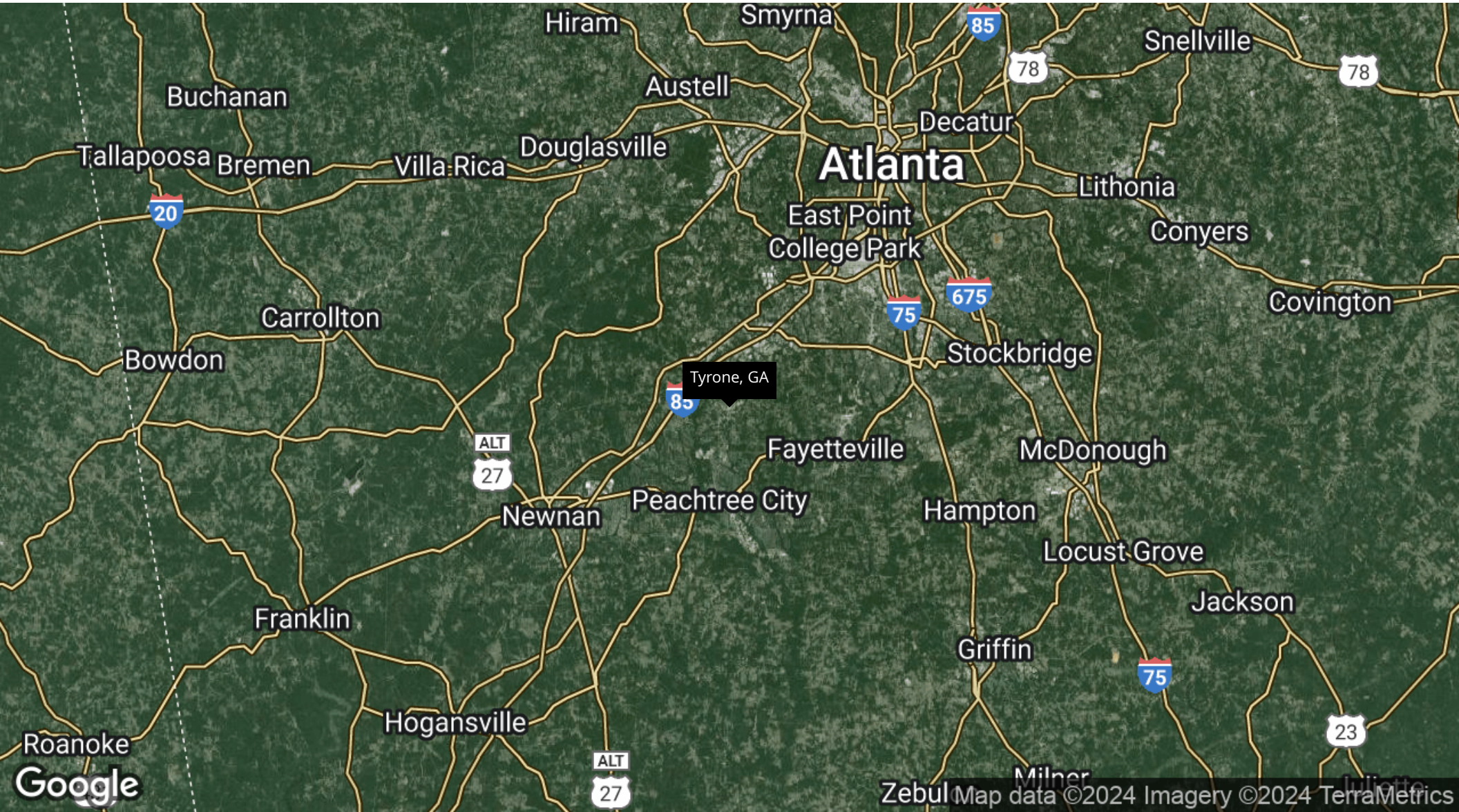
*Tyrone, Georgia*

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HARRISON PROPERTIES  
REGIONAL MAP



SHOPS OF SOUTHAMPTON

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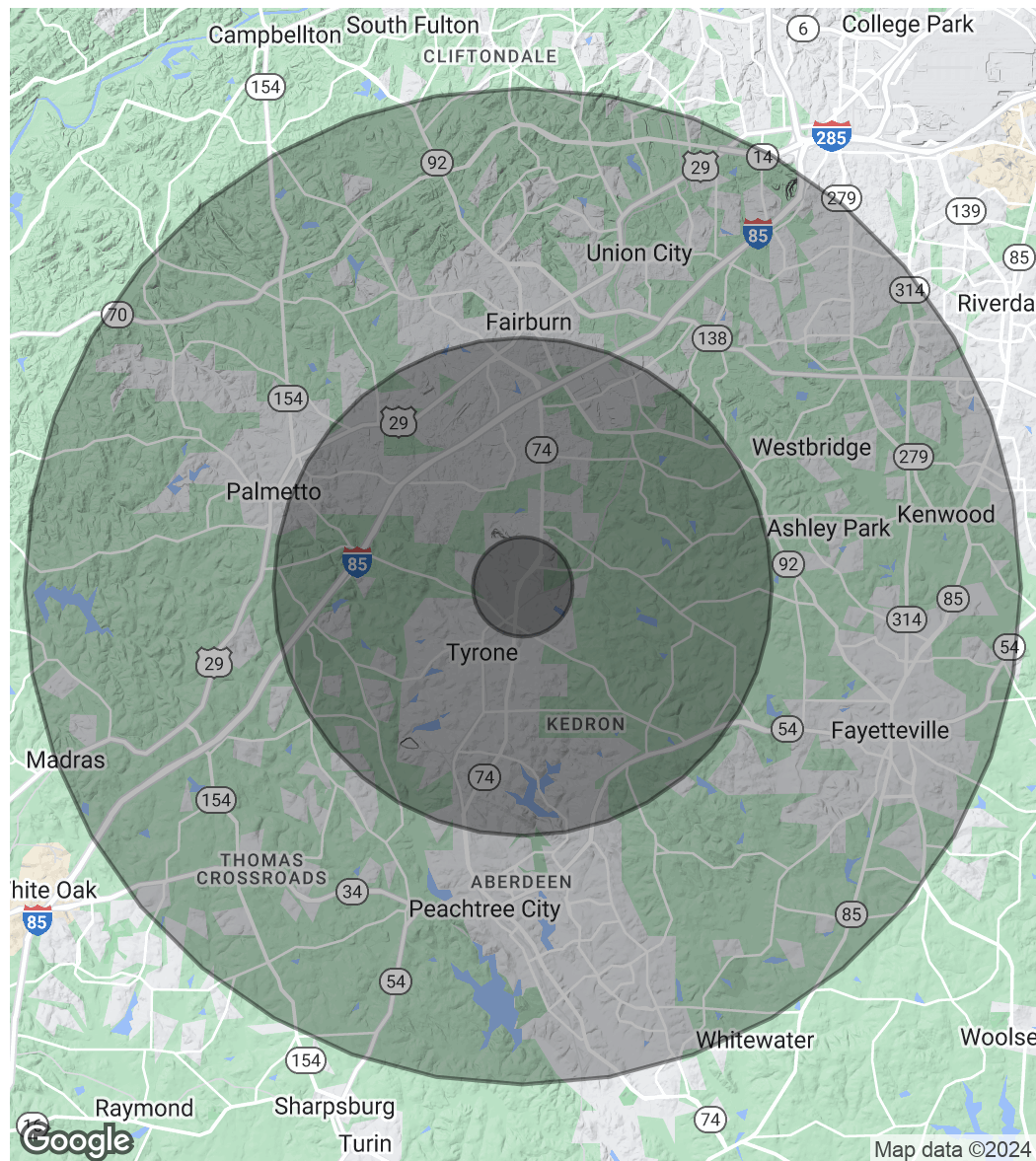
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,472	48,163	200,248
Average Age	41.7	38.2	37.1
Average Age (Male)	40.1	37.5	35.5
Average Age (Female)	42.7	38.8	38.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	514	17,333	72,110
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$97,249	\$93,220	\$81,510
Average House Value	\$333,765	\$305,492	\$245,860

2020 American Community Survey (ACS)



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