

FOR LEASE > STRIP CENTER > PUTNAM COUNTY



Old Phoenix Center

646 OLD PHOENIX ROAD, EATONTON, GA 31024



Overview

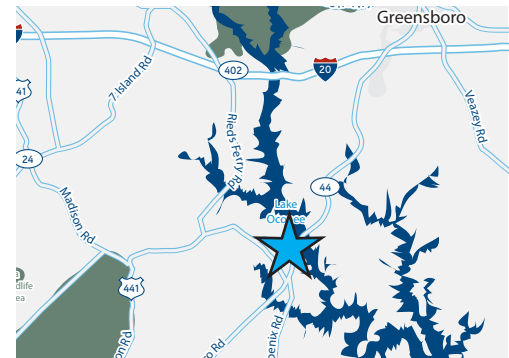
Old Phoenix Center is a 14,000± SF retail center near Lake Oconee in Eatonton, GA.

Available Spaces

- > 400 - 3,200± SF retail spaces available

Location

Putnam County's Lake Oconee area is one of Georgia's fastest growing lake resort region, featuring Reynolds Plantation, Ritz Carlton Resort & Conference Center, Historic Madison, GA and surrounding amenities.



Traffic Counts

- > 3,290 VPD west of Site and Hwy 44 on Old Phoenix Rd / Harmony Road
- > 3,830 VPD on Old Phoenix Road east of site and
- > 4,750 VPD south of Old Phoenix Road on Hwy 44

DEMOGRAPHICS (2010)	1-MILE	3-MILE	5-MILE
POPULATION	752	3,015	6,337
HOUSEHOLDS	359	1,476	3,020
AVERAGE HH INCOME	\$92,027	\$107,877	\$111,911
MEDIAN HH INCOME	\$57,100	\$64,403	\$66,594



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