Cape Asset Management

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Kings Crossing

Food Depot Anchored Center

2985 Villa Rica Highway, Dallas, Georgia 30157, United States Available

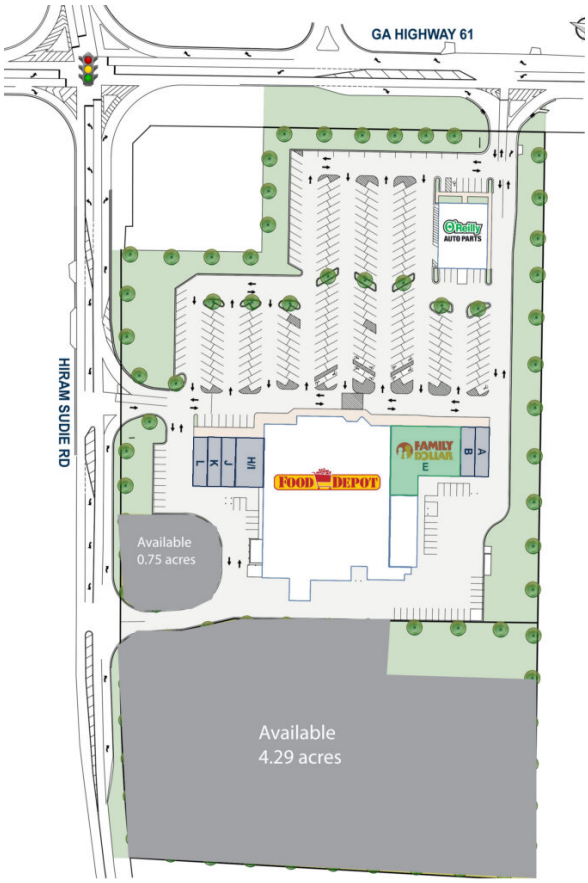


Status	Available
Lease Type	Call for Pricing
Size (Sq. Ft.)	61,754
Price	Call for Pricing
Target Demographic	Grocery, Retail

PROPERTY OVERVIEW

- Food Depot anchored
- Junior Anchor space available
- O'Reilly's located on Outparcel
- Within 1.5 Miles of Paulding High School
- No competition for 3 miles
- 6,000 SF Expansion Planned
- New Fitness Facility Planned

SITE PLAN



Available Leased

TENANT ROSTER

Suite	Tenant	Sq. Ft.
A	Lee's Southern Kitchen	1,400
B	Domino's Pizza	1,400
E	**Available**	8,734
H/I	Aria Nails	2,817
J	Subway	1,400
K	Quality Chef	1,400
L	Metro PCS	1,400

LOCAL DEMOGRAPHICS

Median Household Income - 1 mile	$80,503
Median Household Income - 3 miles	$82,100
Median Household Income - 5 miles	$83,207
Population - 1 mile	3,939
Population - 3 miles	25,738
Population - 5 miles	62,584