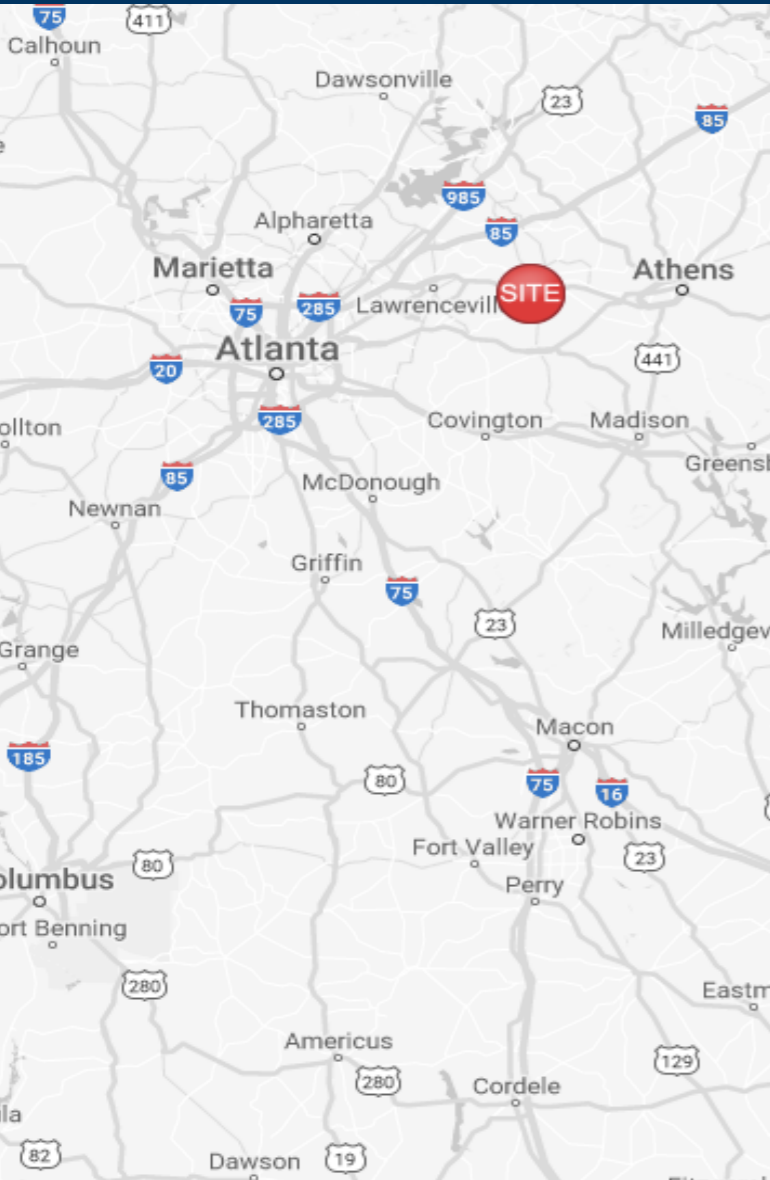


Gateway Station

656 Exchange Circle
Bethlehem, Georgia 30620

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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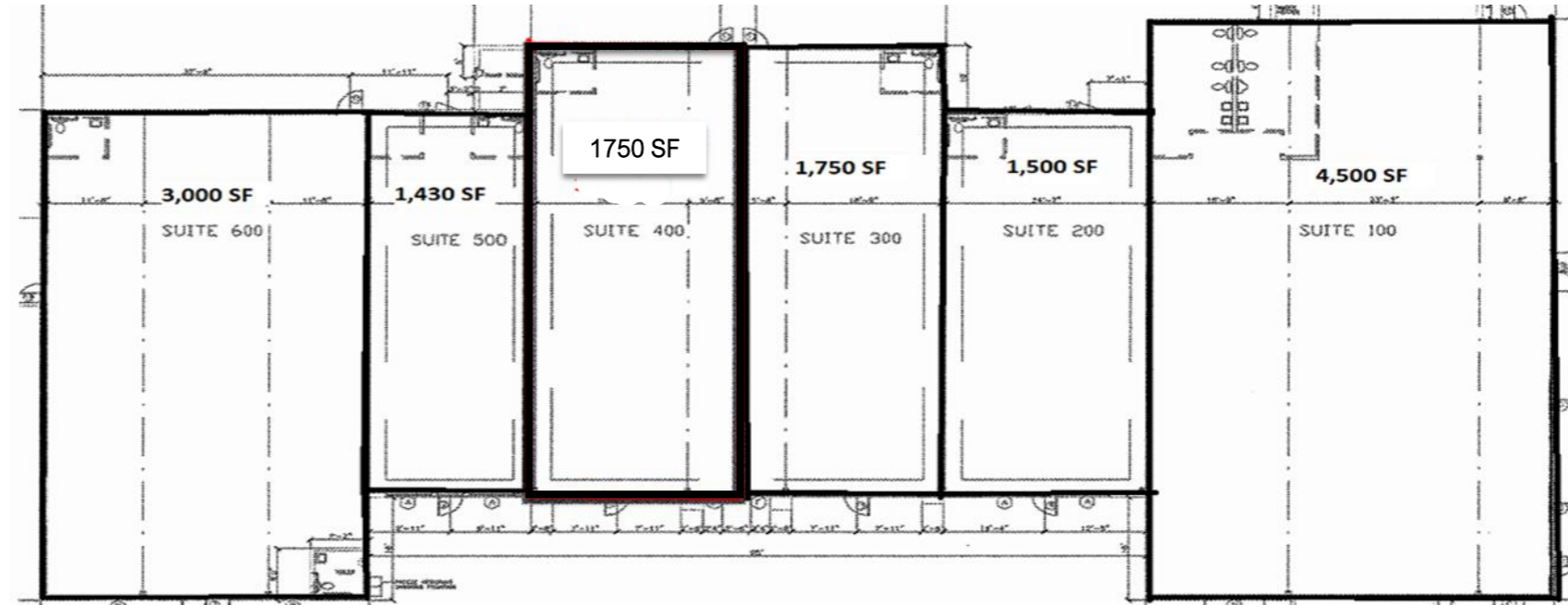
Property Highlights

- Located on the Northeast corridor of US Hwy 29/GA, Hwy 316 and GA Hwy 81
- Approximately 40 miles east of downtown Atlanta and 20 miles west of Athens.
- Right across the street from PetSmart, Belk, as well as Target.
- Offers an extraordinary location for its retail, restaurant, and service tenants.
- 100% Leased

Site Access: Property is accessible via two entrances on the east side of the property with direct access to Exchange Blvd. Traffic signals at Exchange Blvd., Hwy 81, and Hwy 316.

Gateway Station TENANTS

100	Top Dawg Tavern	4,500
200	Premier Podiatry	1,500
300	Perfect 10 Nails & Spa	1,750
400	Great American Cookie	1,750
500	Lane's BBQ	1,430
600	Las Margaritas Mexican	3,000
GLA		13,705
Available		100% Leased



GATEWAY STATION *Site Plan*

AREA DEMOGRAPHICS



2022 Population

1 MILE	1,957
3 MILE	18,493
5 MILE	47,711



2022 Daytime Population

1 MILE	1,036
3 MILE	5,800
5 MILE	16,003



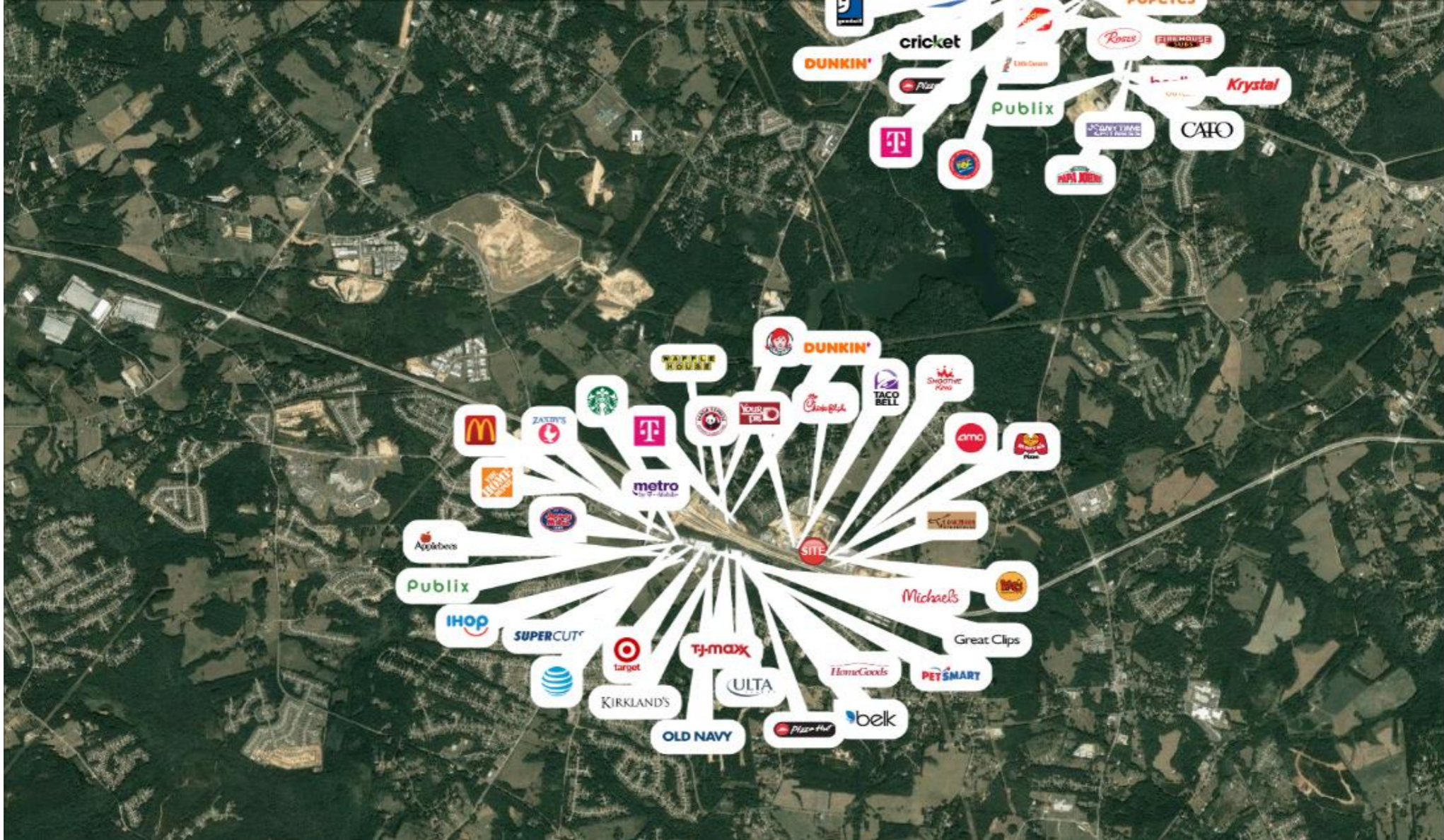
Household 2022

1 MILE	664
3 MILE	6,096
5 MILE	16,401



Household Income

1 MILE	\$43,453
3 MILE	\$65,754
5 MILE	\$67,605



GATEWAY STATION

Trade Area Overview