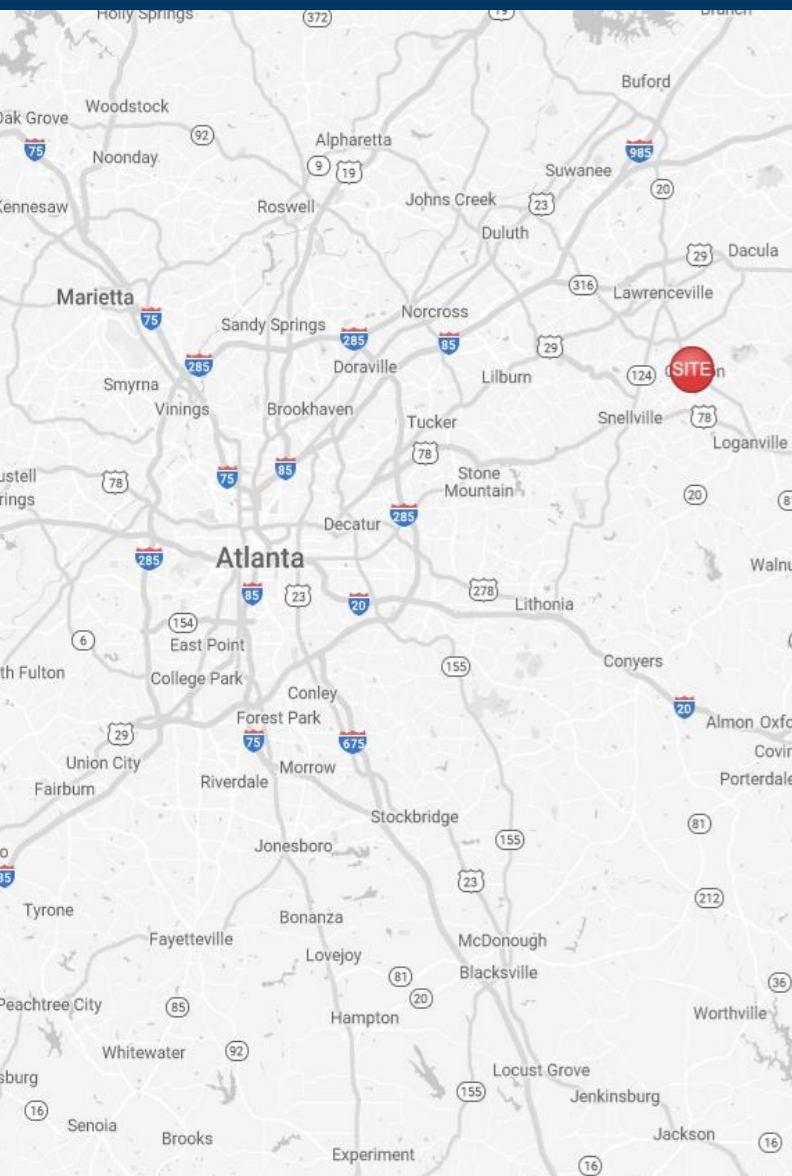


Parkside at Grayson

2023 Grayson Highway
Grayson, GA 30017



RIVERWOOD

PROPERTIES, LLC

Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

Allie Hodge
678-501-5342
ahodge@riverwoodproperties.com

riverwoodproperties.com

Property Highlights

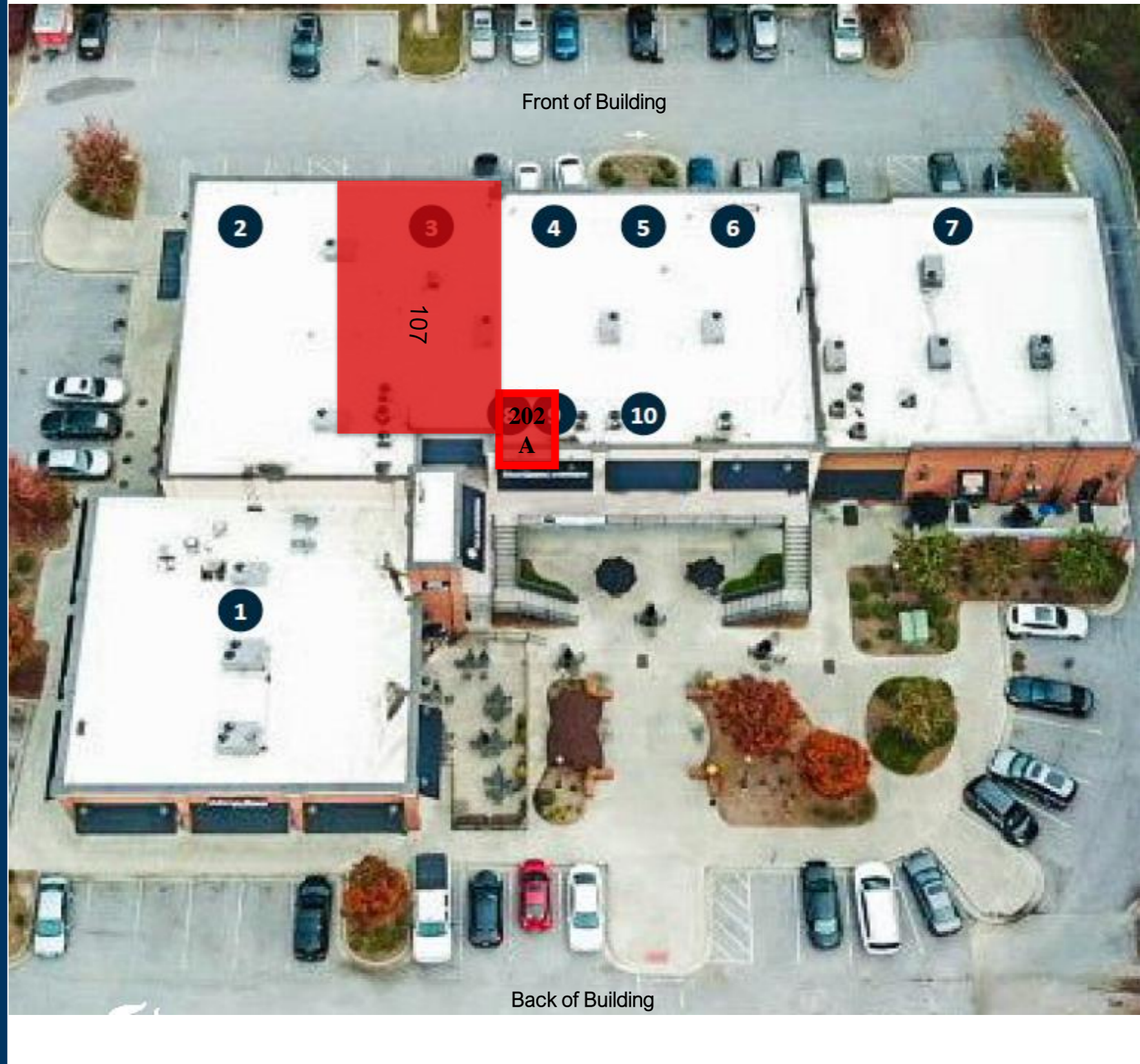
- Parkside At Grayson is a 22,250 SF strip center located off Grayson Highway.
- This center boast a great Tenant mix including local and national Tenants.
- Offers great visibility
- Sees an average daily traffic count of 29,000+ VPD.
- The City of Grayson is a high-income area and is growing quickly.
- Retail Space Available | 925-2,400 SF

Site Access: 4 entrances located off Grayson Highway and Rosebud Road. Additional access from the adjacent Bank of Ozarks.

Parkside at Grayson

TENANTS

100-103	Salon 124	3,600
104	Sweet Brown Suga	1,200
105-106	Vy Nail Salon	2,370
107	Retail Space	2,400
109	Grayson Jewelers	1,200
110	Johnny's Pizza	3,600
201	Dermal Knowledge	3,023
202A	Retail Space	925
202B	Edward Jones	1,062
203	Heritage Family Dentistry	2,838
GLA: 22,250 SF		
Availability		925-2,400 SF



PARKSIDE AT GRAYSON

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	7,051
3 MILE	57,377
5 MILE	161,618



2022 Daytime
Population

1 MILE	2,982
3 MILE	16,649
5 MILE	56,000



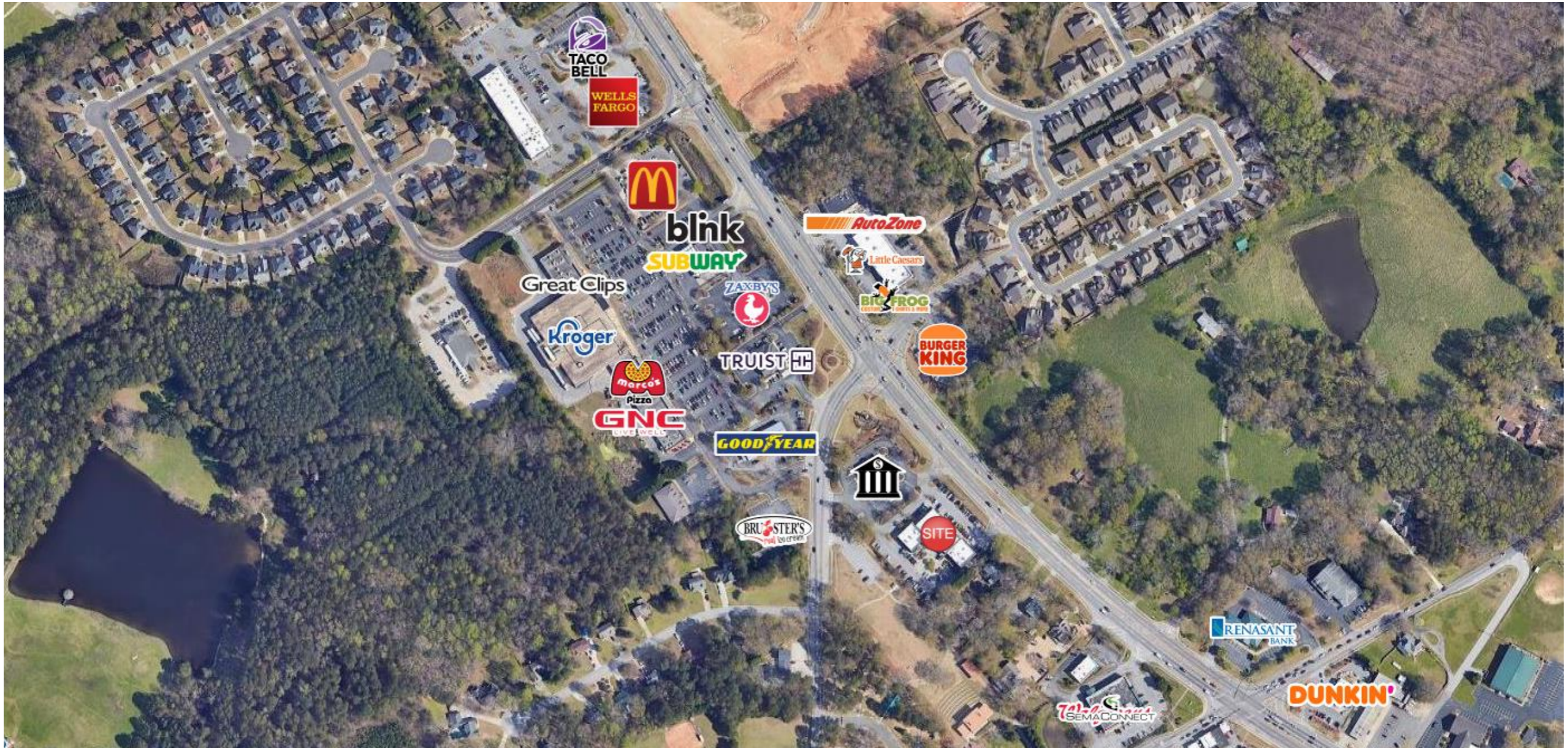
Household 2022

1 MILE	2,304
3 MILE	18,668
5 MILE	51,950



Household
Income

1 MILE	\$133,580
3 MILE	\$110,235
5 MILE	\$105,443



PARKSIDE AT GRAYSON

Trade Area Overview