



# BEACON HEIGHTS

Madison, Georgia

[www.ach-us.com](http://www.ach-us.com)



## CORPORATE OFFICE

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## LEASING CONTACT

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Director of Leasing  
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**AlbaneseCormier**  
HOLDINGS  
as of 07/18/17

# PROPERTY INFORMATION

# 105,849 SF

## CENTER NAME

Beacon Heights

## LISTING ID

1101

## LOCATION

1462 Eatonton Road  
Madison, GA | 30650

## PROPERTY HIGHLIGHTS

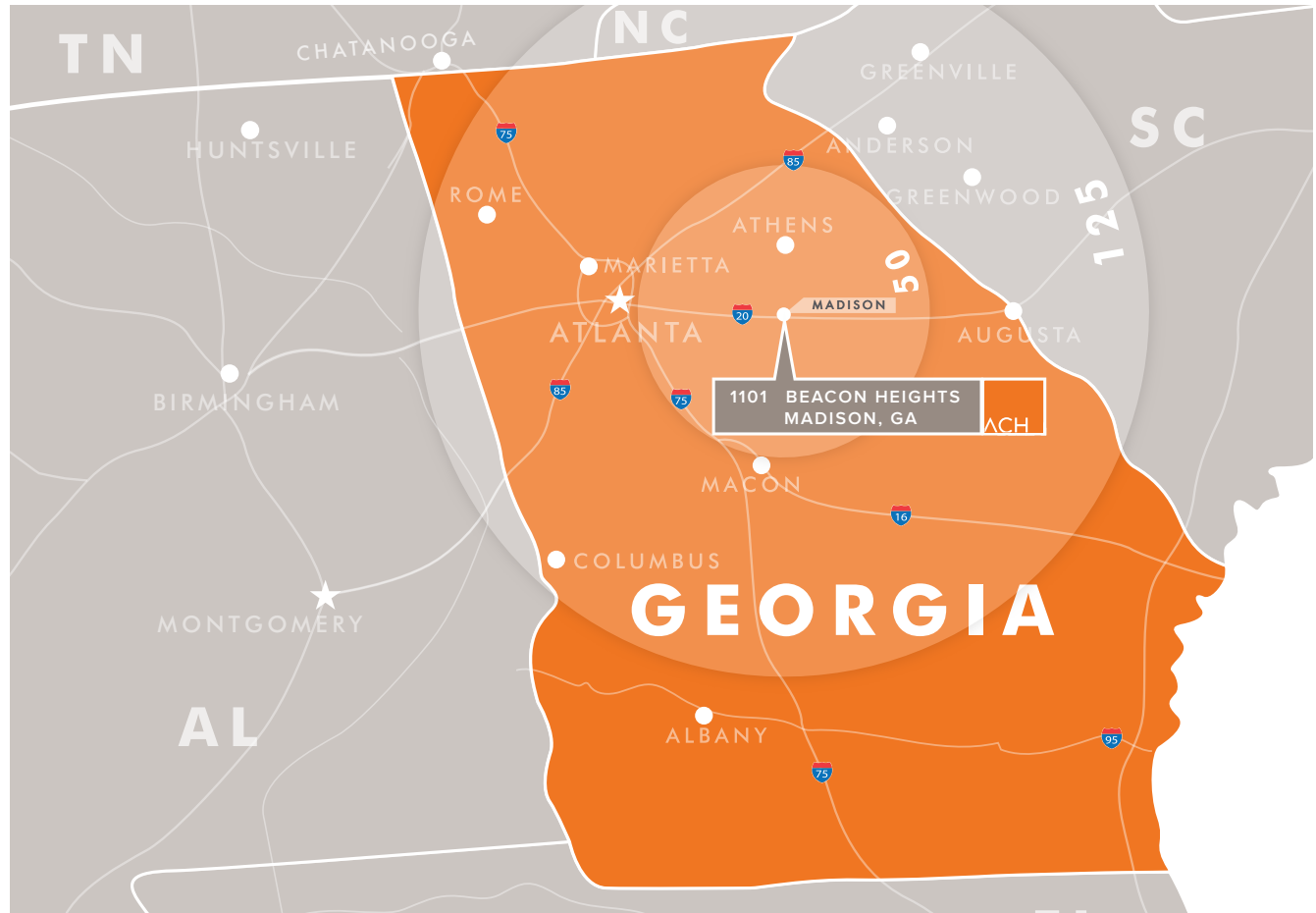
- Traffic Counts: 12,000 VPD (Eatonton Road)
- Good visibility and access
- Situated just South of the downtown area of Madison

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	1,048	5,520	7,607
HOUSEHOLDS	399	2,143	2,946
AVERAGE HH INCOME	\$72,869	\$69,476	\$70,355
BUSINESSES	103	485	619

## MAJOR TENANTS

- Dollar Tree
- Goodwill
- Goody's
- Hibbett Sports
- Little Caesars
- Ollie's Bargain Outlet



# 1101 | BEACON HEIGHTS

1462 Eatonton Road  
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## TENANT LIST (GLA 105,849 SF)

- 1 | Enterprise Rent A Car 1,800 SF
- 2 | Natural Nails 1,200 SF
- 3 | **AVAILABLE 2,369 SF**
- 3A | **AVAILABLE 1,200 SF**
- 6 | Little Caesars 1,426 SF
- 95 | Dollar Tree 8,000 SF
- 98 | Goodwill 24,000 SF
- 7 | **AVAILABLE 1,200 SF**
- 8 | All in One Pool Supply 1,200 SF
- 97 | Hibbett Sports 8,450 SF
- 9 | **AVAILABLE 1,500 SF**
- 10 | **AVAILABLE 1,200 SF**
- 11 | Quick Loans 1,200 SF
- 13 | Taxes Services 2,800 SF
- 14 | Pointe of Grace Dance 4,200 SF
- 99 | Ollie's Bargain Outlet 23,360 SF
- 100 | Goody's 18,135 SF
- 101 | **AVAILABLE 2,609 SF**
- P1 | **AVAILABLE PAD SITE 0.83 ACRES**



## SITE LEGEND

- Available
- Leased
- Leased But Available
- Pad Site
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.  
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HOLDINGS

# 1101 | BEACON HEIGHTS



This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

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