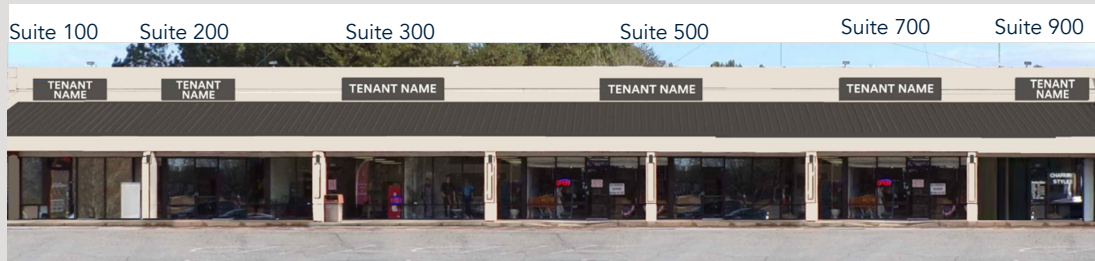




POWDER SPRINGS VILLAGE

— 4327 BROWNSVILLE ROAD —



POWDER SPRINGS VILLAGE

4327 Brownsville Road
Powder Springs, Georgia 30127

Powder Springs Village is a 12,000 sf neighborhood shopping destination situated in a family-oriented community of metro Atlanta. This center enjoys excellent visibility from C.H. James Parkway and Brownsville Road. Several outparcels with visibility along C.H. James Parkway or Brownsville Road are excellent opportunities for freestanding fast-casual chains and other service businesses.

Additionally, Selig is developing a 300 unit multifamily community, Heartwood Powder Springs, adjacent to Powder Springs Village. Heartwood Powder Springs is currently under construction with move-ins beginning in Q4 of 2023.

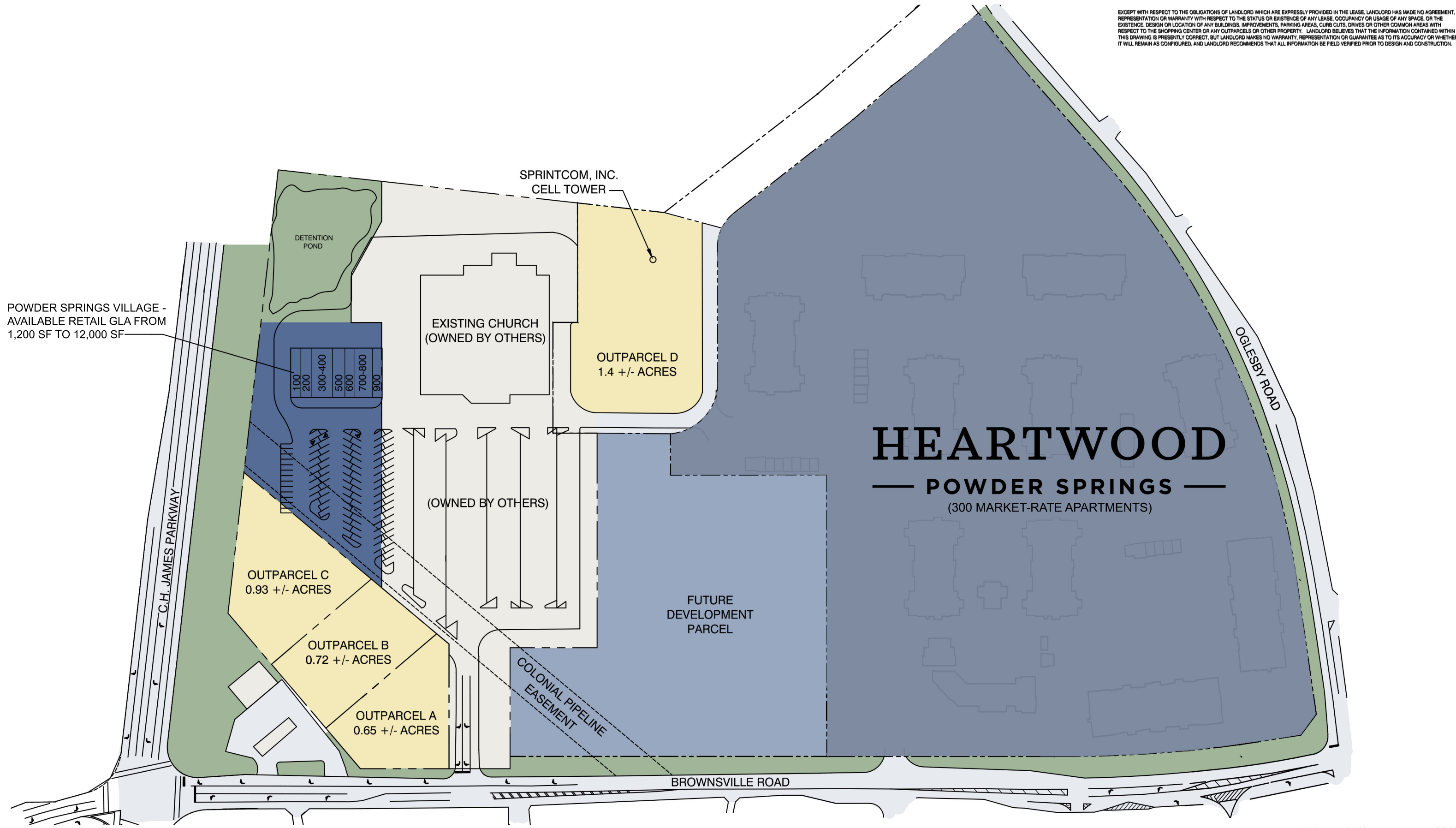
EXCLUSIVELY MARKETED BY:

Shirley Gouffon
(404) 898 9012
sgouffon@seligenterprises.com

Hunter Lainhart
(404) 870 1515
hlainhart@seligenterprises.com

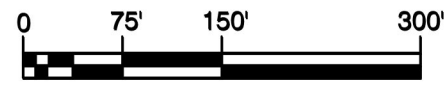


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POWDER SPRINGS VILLAGE: SITE PLAN

4327 BROWNSVILLE ROAD
POWDER SPRINGS, GA 30127



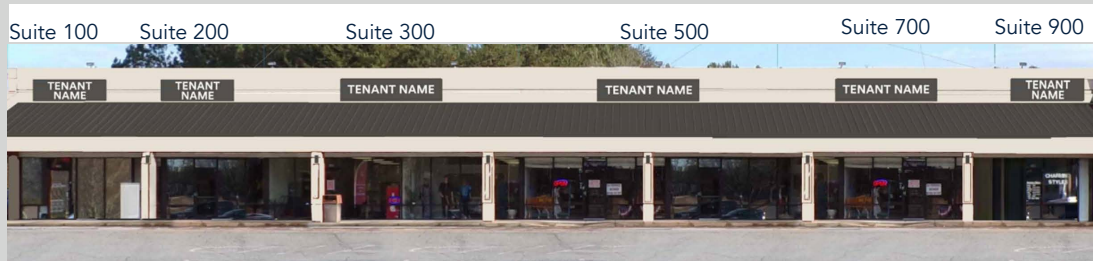
SCALE: 1"=150'

DRAWN BY: CO/KA

DATE: 02/17/23



1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2848
TEL (404) 876-5511 FAX (404) 875-2629



POWDER SPRINGS VILLAGE

4327 Brownsville Road
Powder Springs, Georgia 30127

RENTAL RATES

Rental Rate PSF	\$17.00
Dimensions	35'-0" x 80'-0"
Ancillary Charges*	\$6.05
Total Monthly Charges	\$5,378.33
*CAM / Taxes / Insurance / Trash (charges are approximate)	

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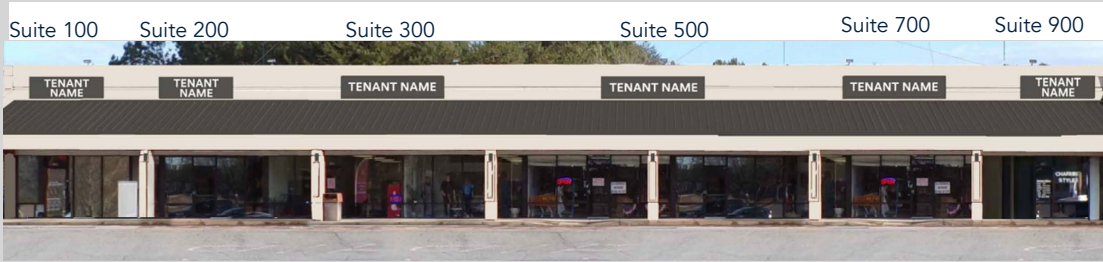
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POWDER SPRINGS VILLAGE

4327 Brownsville Road
Powder Springs, Georgia 30127

DEMOGRAPHIC SNAPSHOT

2022

	1 mile	3 mile	5 mile
Population	4,169	38,039	99,436
Median HHI	\$78,844	\$76,241	\$71,976
Median Age	36.3	38.0	37.3
Total Households	1,433	12,946	34,725
Daytime Employees	752	8,214	28,476

TRAFFIC COUNT

2022

Hwy 278 b/t Brownsville Road and Oglesby Road (TC 2328)	33,700 aadt
Brownsville Road b/t Dally Hwy & Steeplechase Drive (TC 961)	6,620 aadt

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AREA IMPROVEMENTS

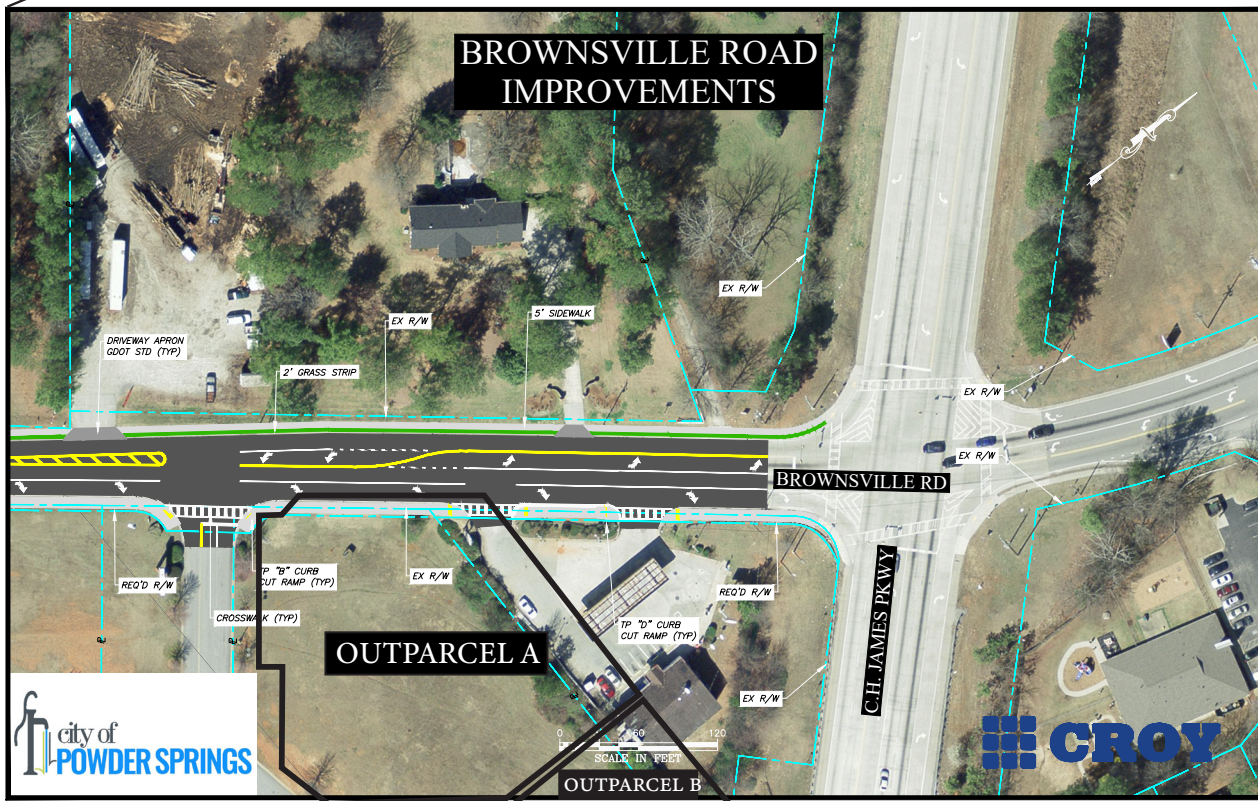
CURRENT FACADE



FACADE IMPROVEMENTS



ENTIRE VIEW OF BROWNSVILLE RD IMPROVEMENTS



COMING FALL 2023

HEARTWOOD

— POWDER SPRINGS —

Heartwood Powder Springs, a 300-unit apartment community will offer unmatched amenities such as pickle ball courts, co-working areas and resort-style pool to accompany its spacious one, two, three bedroom units. This developed is owned and built by Selig Enterprises.



POWDER SPRINGS VILLAGE

— 4327 BROWNSVILLE ROAD —

