

Mt. Zion

Morrow, Georgia

2035 Mt. Zion Road, Morrow, GA 30260

- Fully leased
- Easy access to and from I-75
- Publix anchored center located in the metro Atlanta suburb of Morrow in Clayton County
- Close proximity to Hartsfield-Jackson Atlanta International Airport
- Clayton county has 25 industrial parks, 20 of which are fortune 500 companies
- Major area employers include Delta Tech Ops, Southern Regional Medical Center, FedEx Ground and Clayton State University



KEY TENANTS

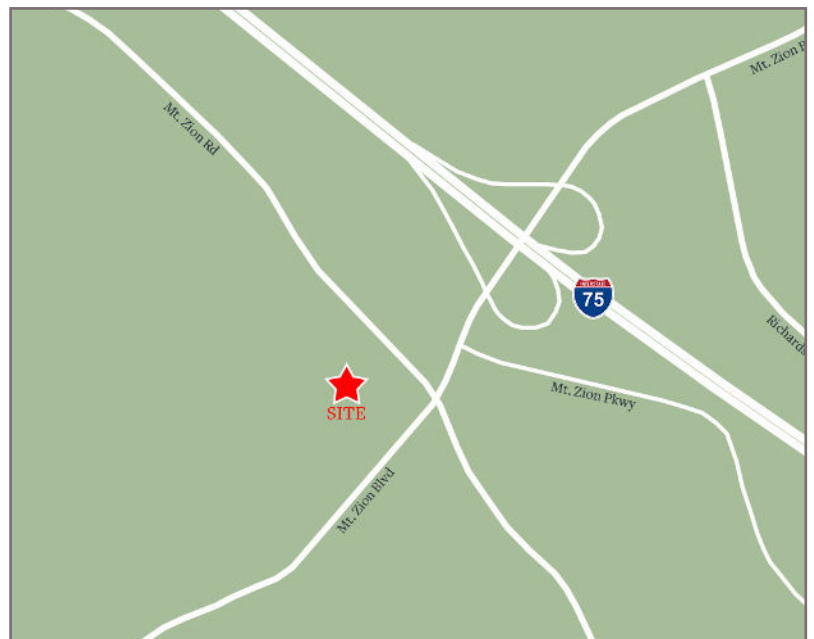
Publix, The UPS Store and Chipotle.

TRAFFIC COUNTS

| | | |
|--------------------|---------|------|
| Mt. Zion Boulevard | 34,800 | AADT |
| I-75 | 156,000 | AADT |

DEMOGRAPHICS

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population | 4,901 | 75,362 | 183,124 |
| Households | 2,100 | 26,677 | 62,446 |
| Avg HH Income | \$59,892 | \$57,724 | \$63,613 |
| Daytime Pop | 4,236 | 26,003 | 55,070 |



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| Tenant | Sf | Ste |
|------------------------------|--------|------|
| Dry Cleaners | 1,500 | 2055 |
| Phone Depot | 900 | 2051 |
| J. Buffalo House | 1,200 | 2049 |
| Golden Krust Caribbean Grill | 1,200 | 2047 |
| The UPS Store | 1,200 | 2045 |
| Fellas & Females Barber Shop | 1,200 | 2043 |
| Zion Wireless | 1,500 | 2041 |
| Embellish Salon & Beauty Bar | 900 | 2037 |
| Publix | 55,999 | 2035 |
| Dr. Laura C. Davis | 2,800 | 2033 |
| China Inn | 1,400 | 2031 |
| T-Nails | 2,800 | 2021 |
| Mr. Krabs Hut | 4,200 | 2015 |
| Chipotle | 1,723 | 400 |

