

# TRI-COUNTY PLAZA



WHEELER REAL ESTATE COMPANY  
a subsidiary of Wheeler Real Estate Investment Trust

1065 Franklin Springs Street (US Highway 29)  
Royston, GA 30662

Size:  
67,577 s.f.

Co-Tenants:



Traffic Counts:  
10,990 AADT on  
Franklin Springs Street

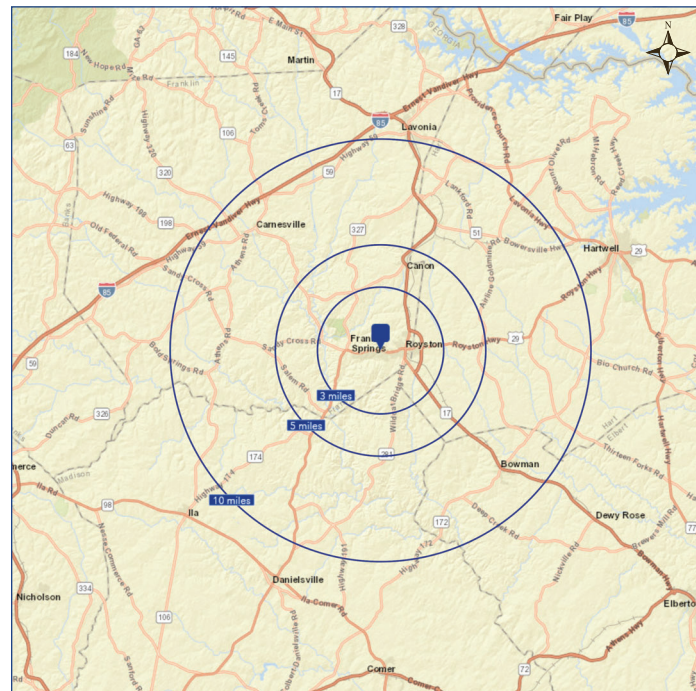
6,210 AADT on  
Route 17 (Business)

Additional Info:  
The City of Royston is  
located in three  
counties:  
Franklin  
Hart  
Madison

### Demographics\*:

	3 Miles	5 Miles	10 Miles
Population	5,689	9,276	26,639
Households	2,141	3,585	10,290
Average Household Income	\$50,854	\$56,721	\$60,422

\* Based on 2010 Census & 2021 Estimates



[www.wheelerrec.com](http://www.wheelerrec.com)

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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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 Royston, GA 30662

Suite	Tenants	S.F.
10	Food Lion	36,377
30	Snap Fitness	4,550
60	Maxway	14,300
70	Shoe Show	2,800
80	Royston Nails	1,050
90	AVAILABLE	1,000
100	Farmers Insurance	900
110	AVAILABLE	1,800
130	AVAILABLE	3,600
160	AVAILABLE	1,200
<b>TOTAL CENTER SIZE</b>		<b>67,577</b>

