

Publix #0496 - Lost Mountain Crossing

5100 Dallas Highway
Powder Springs, GA 30127
Lat 33.941, Long -84,703

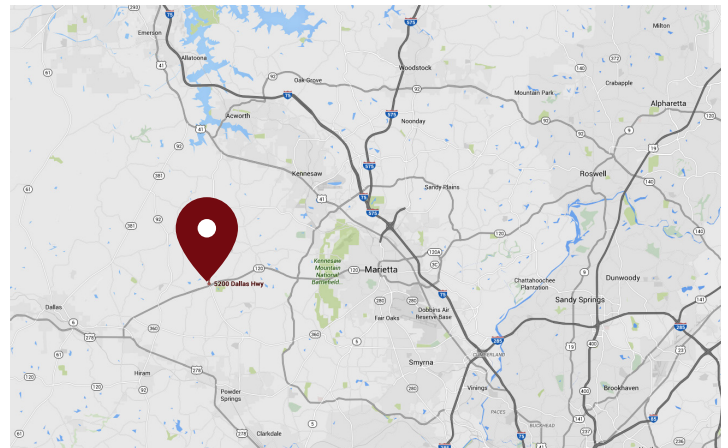
FOR LEASE



1,200 - 1,204 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Grocery-Anchored by Publix, Providing an Invaluable Necessity Based Shopping Anchor
- Exceptional Exposure and Easy Access Along Heavily-Trafficked Dallas Highway, a Regional Retail Corridor Accounting for a Combined Traffic Count of 53,160 VPD
- Located in an Affluent Area of West Cobb County with Average Household Incomes Exceeding \$132,000 in a Three-Mile Radius
- Tremendous Population Growth with Over a 14.2 Percent Increase Since the 2000 Census
- Co-Tenants Include: Chase Bank, Great Clips, The UPS Store, Benchmark Physical Therapy, Papa John's Pizza and State Farm Insurance



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	15,439	68,443	159,348
Daytime Population	13,519	57,121	140,411
Total Households	4,954	22,510	53,523
Avg. HH Income	\$142,423	\$137,542	\$123,555

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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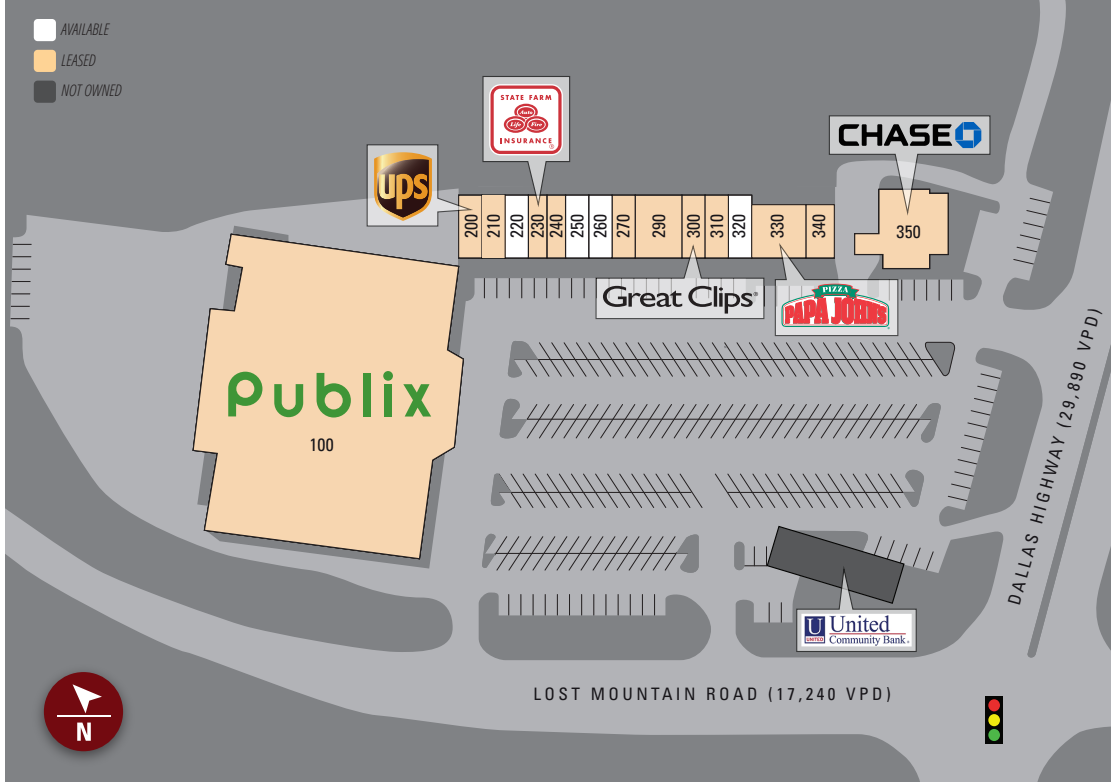


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SITE PLAN



Suite	Tenant	Size
100	Publix	47,814
200	The UPS Store	1,200
210	Your Serve Tennis	1,200
220	AVAILABLE	1,200
230	State Farm Insurance	900
240	V Nails	900
250	AVAILABLE	1,200
260	AVAILABLE	1,200
270	BenchMark Physical Therapy	1,204
290	Art Cleaners & Alterations	2,363
300	Great Clips	1,200
310	China Fun	1,240
320	AVAILABLE	1,200
330	Papa John's Pizza	2,271
340	Highway 120 Wine & Spirits	1,476
350	Chase Bank	6,000

TOTAL 71,404



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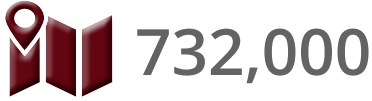
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	123,480
Saturday	119,363
Friday	106,113

OF VISITS

TOP 3 HOURS

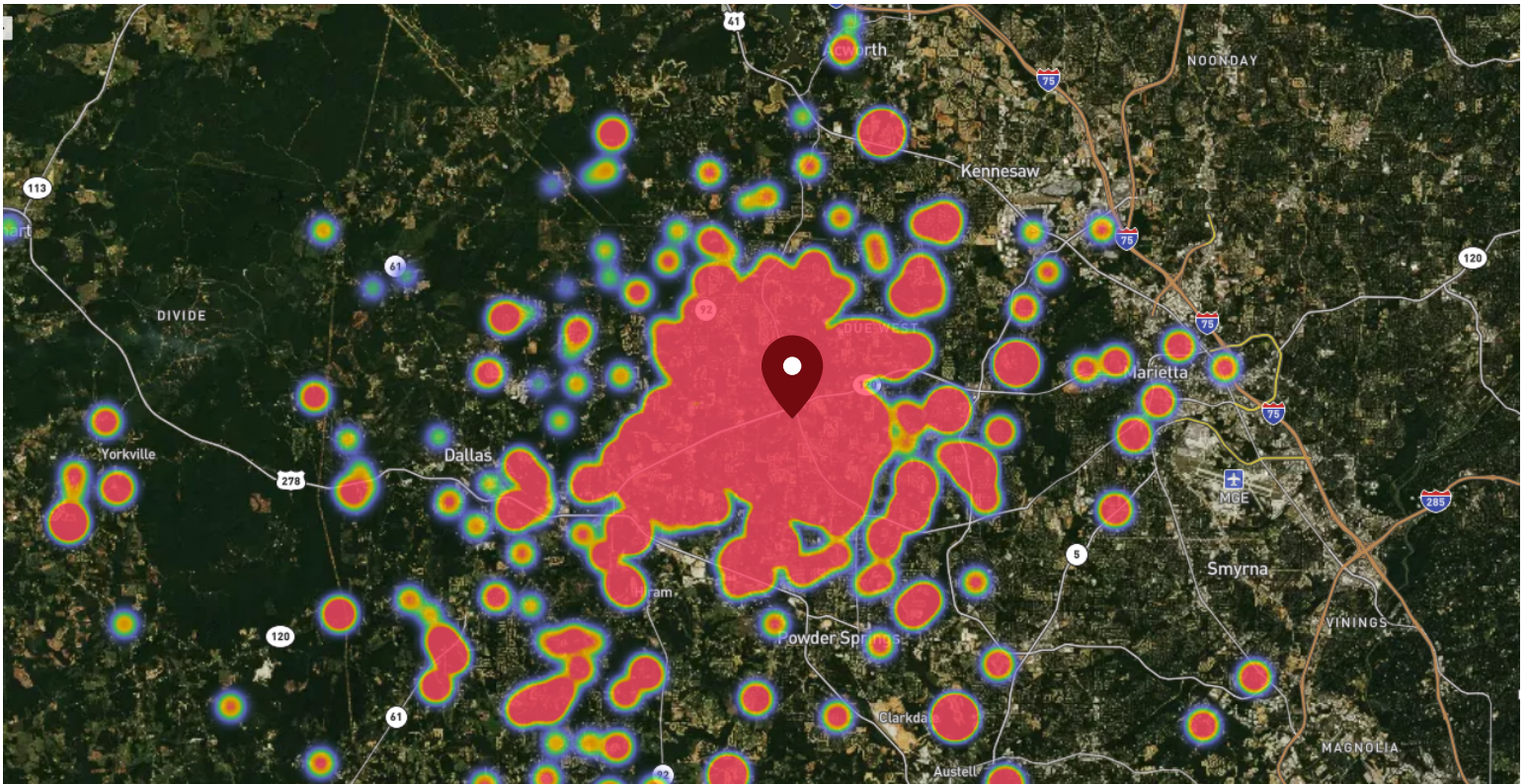


4-5 PM	128,419
5-6 PM	125,893
3-4 PM	119,937

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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