

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Flowery Branch, GA 30542 | 5851 Spout Springs Road | Spout Springs Rd & Phil Niekro Blvd | #1163



AVAILABLE SF:  
24,100

FRONTAGE:  
APPROX. 98'0"

ZONING:  
COMMERCIAL

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



- 24,100 SF junior anchor space available
- Co-tenants: Target, The Home Depot, Ross, T.J. Maxx, Petsmart & OfficeMax
- 2 signalized access points

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 POPULATION	3,356	23,813	58,644	Spout Springs Road	16,000 AADT
2018 DAYTIME POPULATION	3,875	19,702	49,061		
2018 AVERAGE HH INCOME	67,521	89,284	87,674		
2018 MEDIAN HH INCOME	54,074	71,221	67,866		



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
PATRICK BENTLEY • [patrick.bentley@tscg.com](mailto:patrick.bentley@tscg.com) • 770.955.2434

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.





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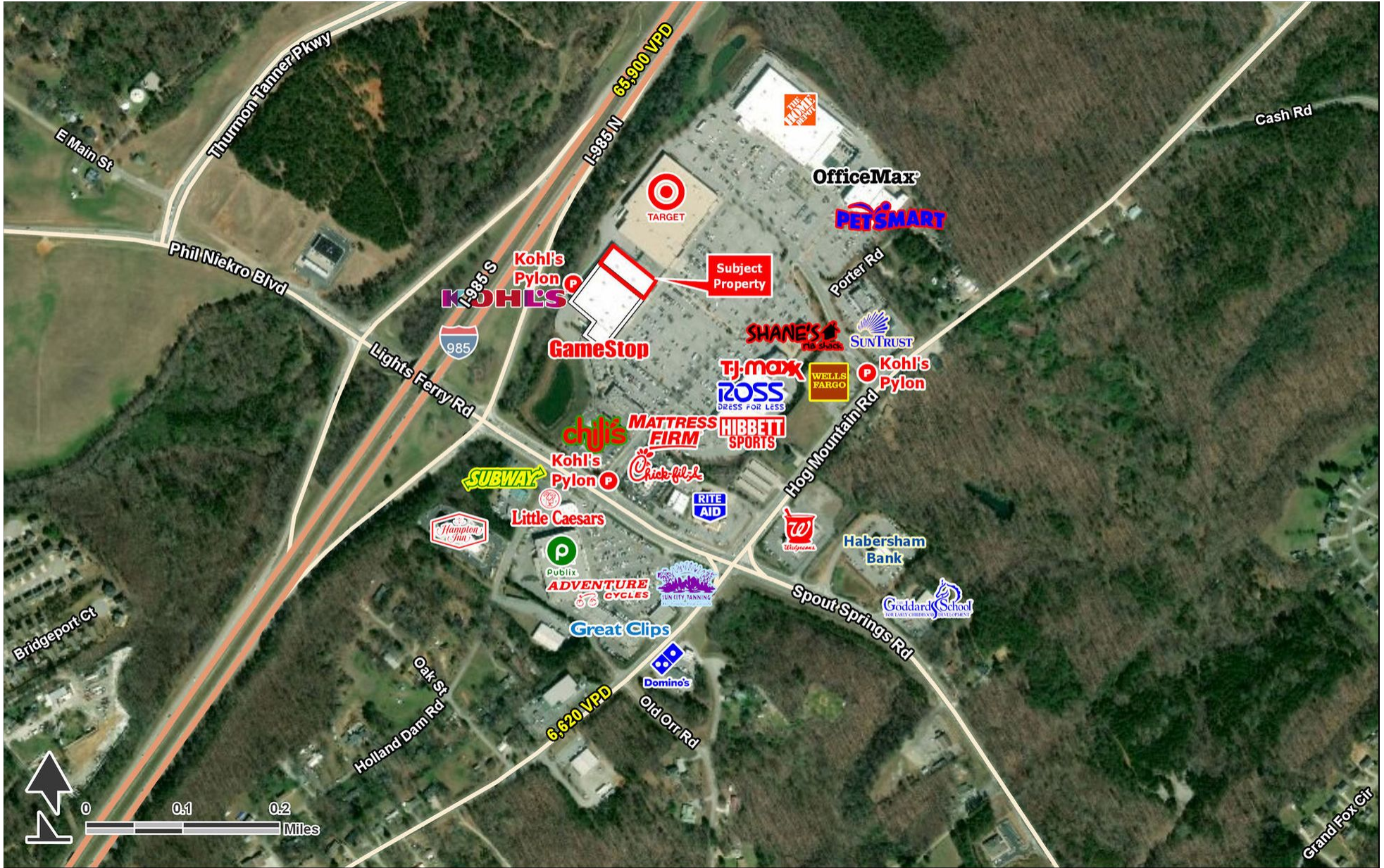


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 **Stan Johnson Co.**  
THE NET LEASE AUTHORITY™

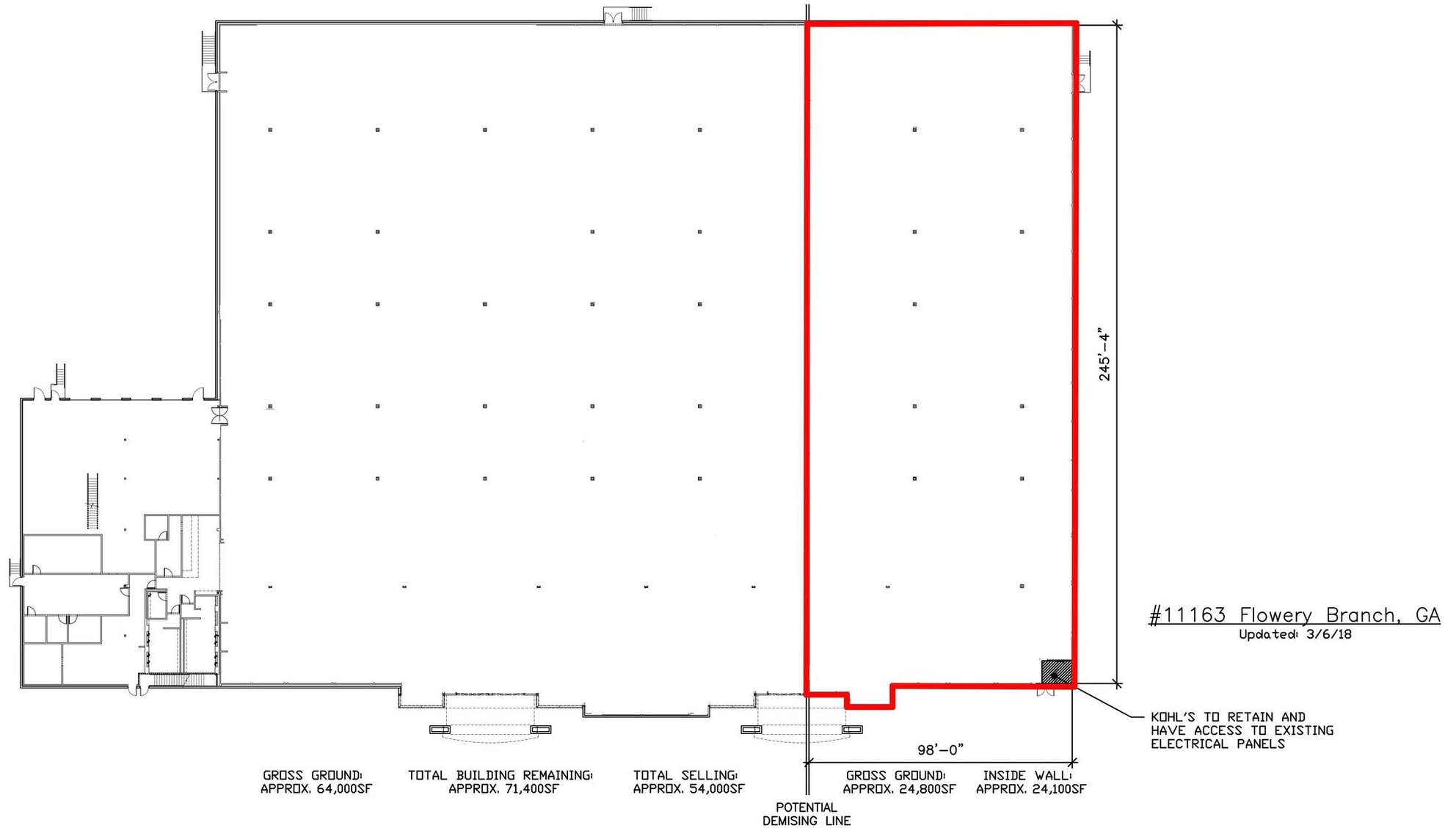
**CHAINLINKS**  
RETAIL ADVISORS

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