

Publix #0844 - Village Shops of Flowery Branch

5900 Spout Springs Road
 Flowery Branch, GA 30542
 Lat 34,176, Long -83.911

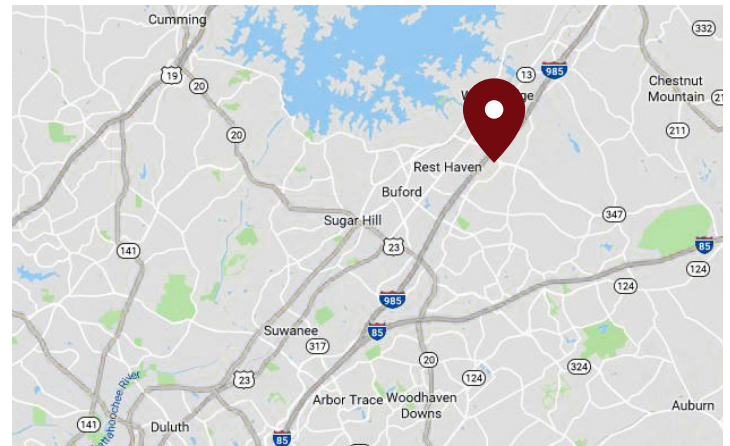
FOR LEASE



1,200 - 1,700 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Grocery Anchored by Publix, Providing an Invaluable Necessity Based Shopping Center Drawing an Average of 110,000 Customers a Month
- Strategically Positioned at the Hard Signalized Intersection of Spout Springs Road and Hog Mountain Road Creating Excellent Access and Visibility
- Well-Curated, Internet-Resistant Tenant Mix Characterized by National and Regional Restaurants and Service Providers
- Conveniently Located One-Mile from Flowery Branch High School (1,787 Students), 1.5 Miles from the Atlanta Falcons Headquarters and Training Facility and Two-Miles from Mars Wrigley Plant (1,026 Employees)
- Inline Spaces Available Ranging from 1,200 SF to 1,700 SF
- Combined Traffic Count: 18,730 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,702	23,857	58,733
Daytime Population	3,163	23,136	54,910
Total Households	1,014	8,648	20,321
Avg. HH Income	\$81,649	\$100,158	\$100,547

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

Melody Holley

Office: **770.541.0881** | Cell: **678.414.8989** | mholley@crossmanco.com
 6400 Powers Ferry Road, Suite 300, Atlanta, GA

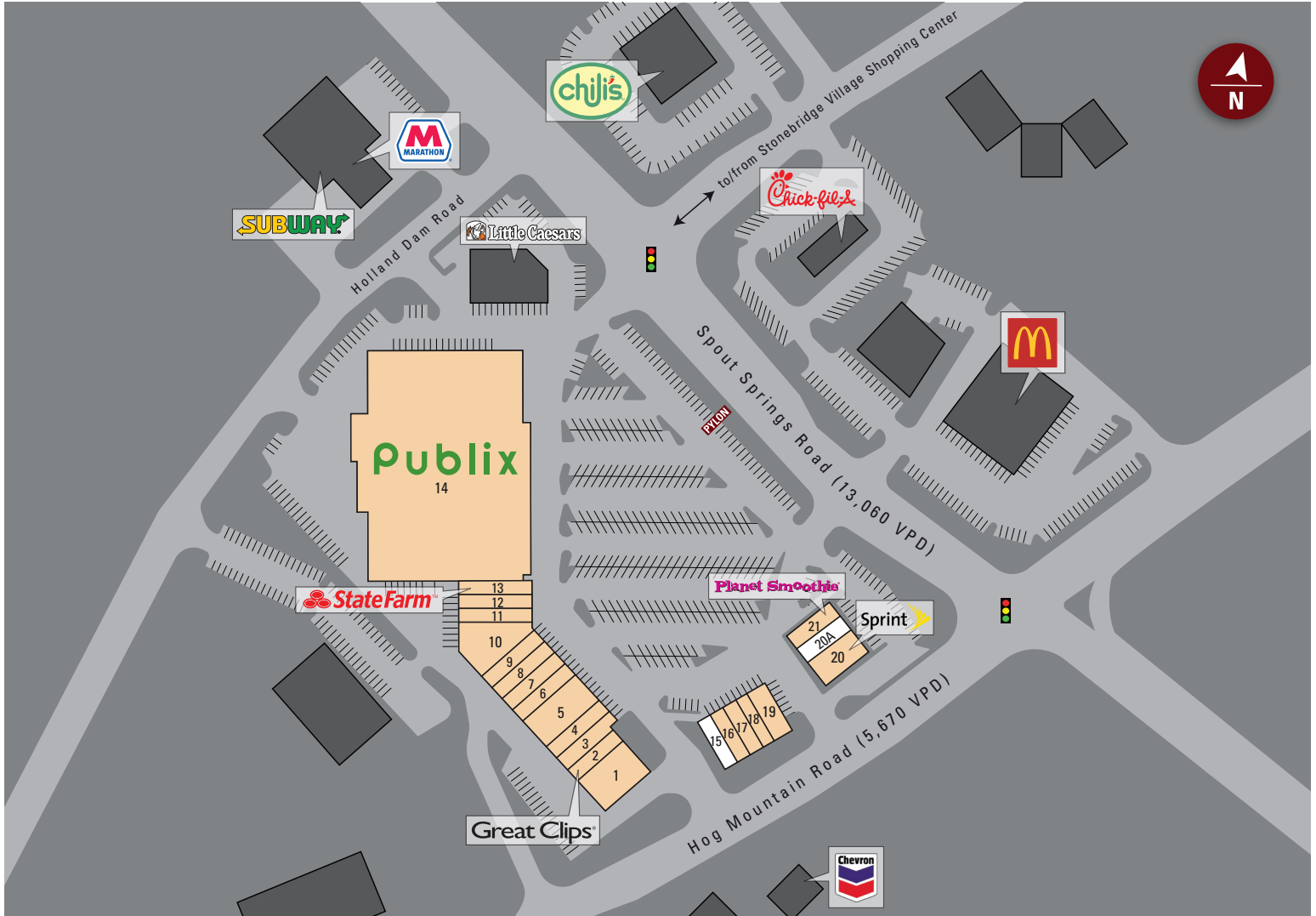
Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #0844 - Village Shops of Flowery Branch

5900 Spout Springs Road
 Flowery Branch, GA 30542
 Lat 34,176, Long -83.911



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
1	Crossroads Bar & Grill	4,819	10	Napoli's Pizza	2,618	19	Hallco Community Credit Union	2,000
2	Great Clips	1,500	11	The Puppy Pantry	2,000	20	Sprint	3,150
3	PostNet	1,500	12	China Garden	1,200	20A	AVAILABLE	1,700
4	Relax & Wax Authentic Brazilian Wax	1,000	13	State Farm Insurance	1,200	21	Planet Smoothie	1,458
5	El Sombrero Mexican Restaurant	3,500	14	Publix	54,340	TOTAL 92,985		
6	Red Nails	1,500	15	AVAILABLE	1,200			
7	Sun City Tan	1,500	16	Edward Kelly, DDS	1,400			
8	Nutrition Depot	1,500	17	H&R Block	1,400			
9	Shannon Eye Care	1,500	18	The Joint	1,000			

Melody Holley

Office: 770.541.0881 | Cell: 678.414.8989 | mholley@crossmanco.com
 6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #0844 - Village Shops of Flowery Branch

5900 Spout Springs Road
Flowery Branch, GA 30542
Lat 34,176, Long -83.911

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

224,926
220,556
205,228

TOP 3 HOURS



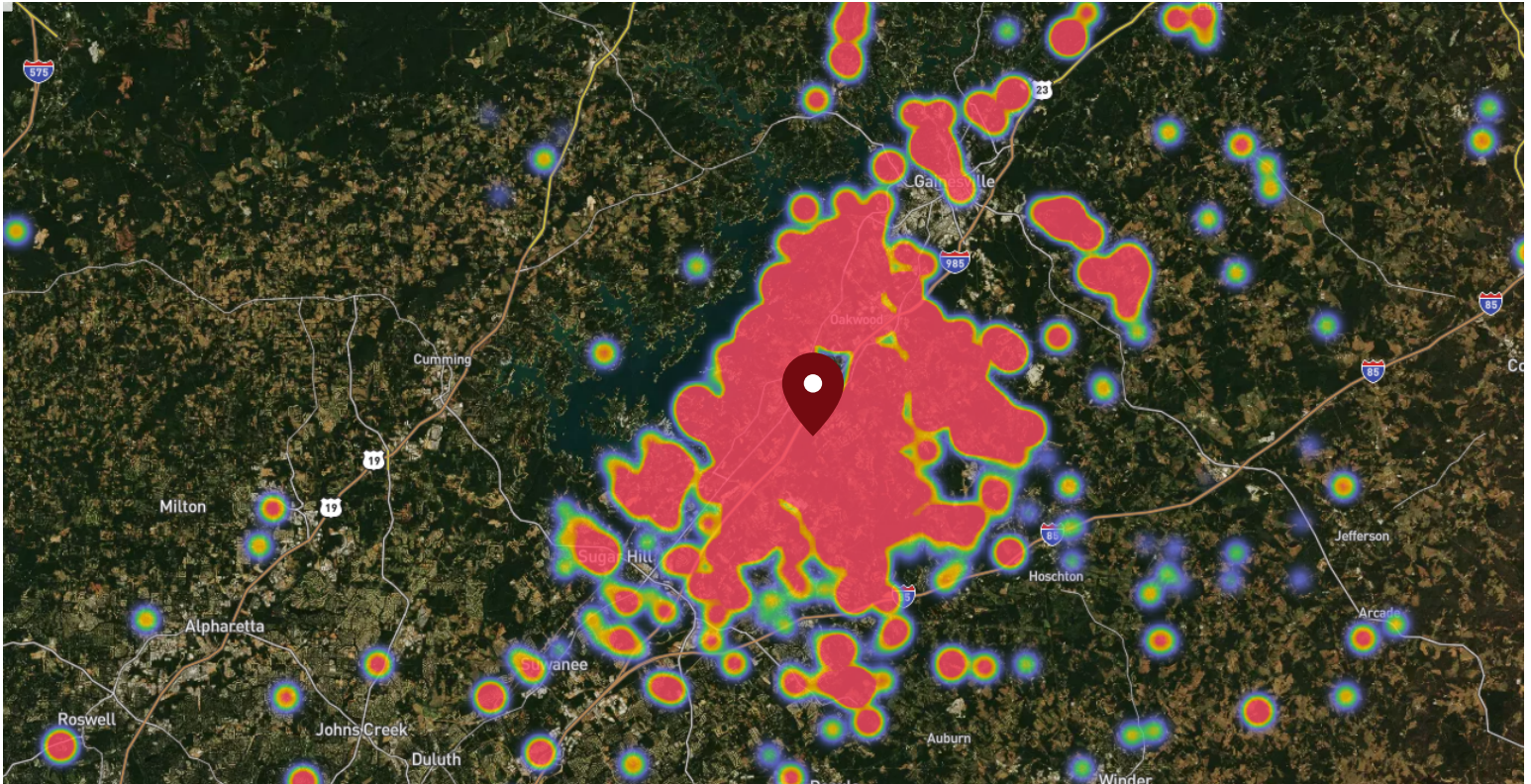
6-7 PM
5-6 PM
7-8 PM

OF VISITS

305,292
276,962
250,587

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)

Melody Holley

Office: 770.541.0881 | Cell: 678.414.8989 | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com