

# Publix #1188 - West Jackson Crossing

6055 HWY 124 West  
Hoschton, GA 30548  
Lat 34.106, Long -83.704

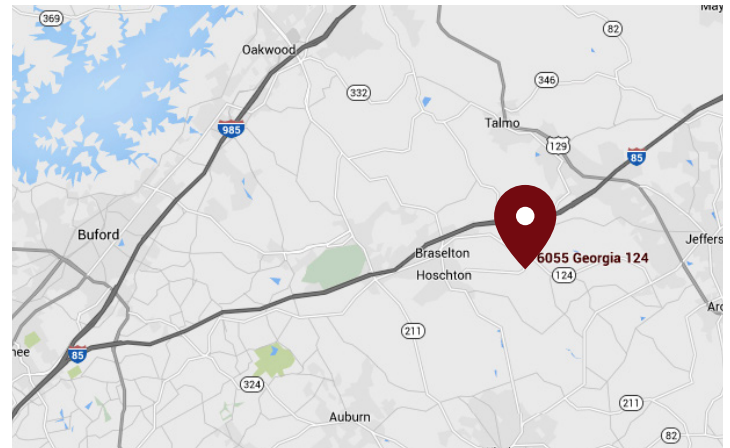
FOR LEASE



1,054 - 1,264 SF & 2 OUTPARCELS AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Jackson County, Where the Population and Workforce are on the Rise and Expected to Grow 26% (from 2015 to 2025)
- Strategically Positioned at the Hard Signalized Corner of HWY124 and HWY 332 Creating Excellent Access and Visibility
- Just 1 Mile from the Entry to Traditions of Braselton, a 1,140 Acre Master-Planned Country Club Community with an 18 Hole Golf Course and 1.5 Miles from West Jackson Middle School (983 Students) and Gum Springs Elementary School (822 Students)
- Benefits from the I-85 Industrial Corridor Which Serves the State's Northeast Industrial Market and Home to an Amazon Fulfillment Center (2,500 Employees), Bed, Bath & Beyond Distribution Center (1,200 Employees), Wayne's Farm Poultry Processing (1,100 Employees) and Kubota Manufacturing (1,000 Employees)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,396	17,842	37,697
Daytime Population	5,321	16,964	35,498
Total Households	2,416	6,112	12,871
Avg. HH Income	\$107,916	\$101,002	\$95,912

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

## Melody Holley

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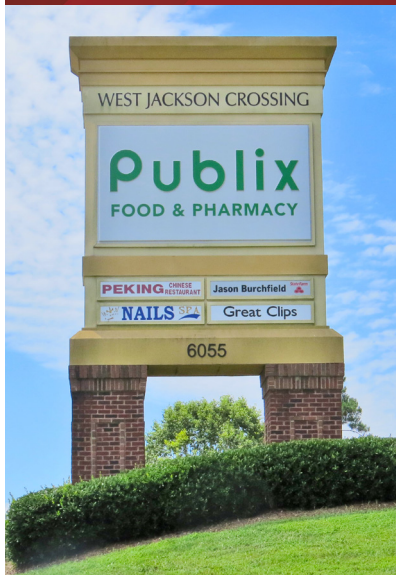
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## SITE PLAN



Suite	Tenant	Size
6055	Publix	45,600
100	Magnolia Veterinary Hospital	1,806
101	Peking Chinese	1,264
102	AVAILABLE	1,264
103	Pizza Hut	1,445
104	Nails Spa	1,440
105	Studio 124 Hair Salon	1,414
106	AVAILABLE	1,054
107	MC Superior Restoration	1,084
108	Great Clips	1,260
109	Verizon Wireless	1,264
110	Benchmark Physical Therapy	1,340
110B	WNB Factory	1,550
111-114	Anytime Fitness	5,413
115	Esquire Cleaners	1,442
OP1	AVAILABLE	±1.01 Acres
OP2	AVAILABLE	±1.61 Acres

TOTAL 68,640



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Crossman & Company

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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	145,345
Saturday	139,548
Friday	126,135

# OF VISITS

TOP 3 HOURS

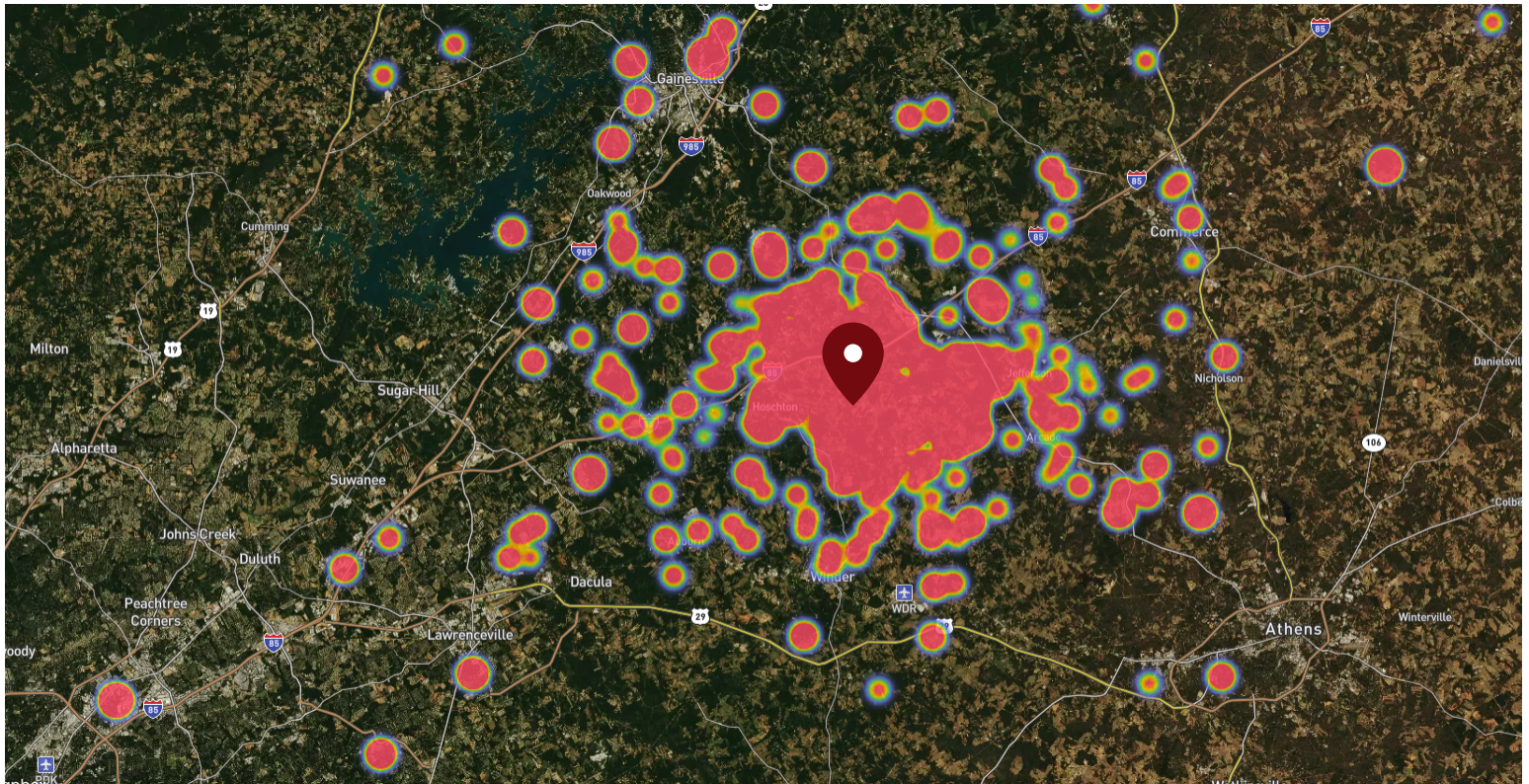


5-6 PM	176,847
4-5 PM	168,283
3-4 PM	156,709

# OF VISITS

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

## SITE VISIT DENSITY



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

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