

Village II at Locust Grove

4996 Bill Gardner Pkwy
Locust Grove, Georgia 30248



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The Village II shopping center at Locust Grove is located in the southernmost part of Henry County. Tanger Outlets and the Super Walmart located across Bill Gardner Parkway bring in residents from the neighboring communities to the area. The Village II shopping center has a prominent location inside the Ingles shopping center, which creates excellent visibility and access.

Intersection: Highway 42 & Bill Gardner Highway

Daily Traffic Counts: 20,300 Vehicles Per Day

Site Access: Property is accessible at the light at the Ingles Grocery Store entrance and via 2 additional curb cuts.

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AREA DEMOGRAPHICS



2019
Population

1 MILE 1,772
3 MILE 13,948
5 MILE 33,610



Est. Population
Growth

1 MILE 8.69%
3 MILE 7.96%
5 MILE 7.78%



Household 2019

1 MILE 750
3 MILE 4,766
5 MILE 11,509



Household
Income

1 MILE \$73,852
3 MILE \$73,435
5 MILE \$76,238

4992 State Farm 1,200

4994 *Retail Space Available* 1,200

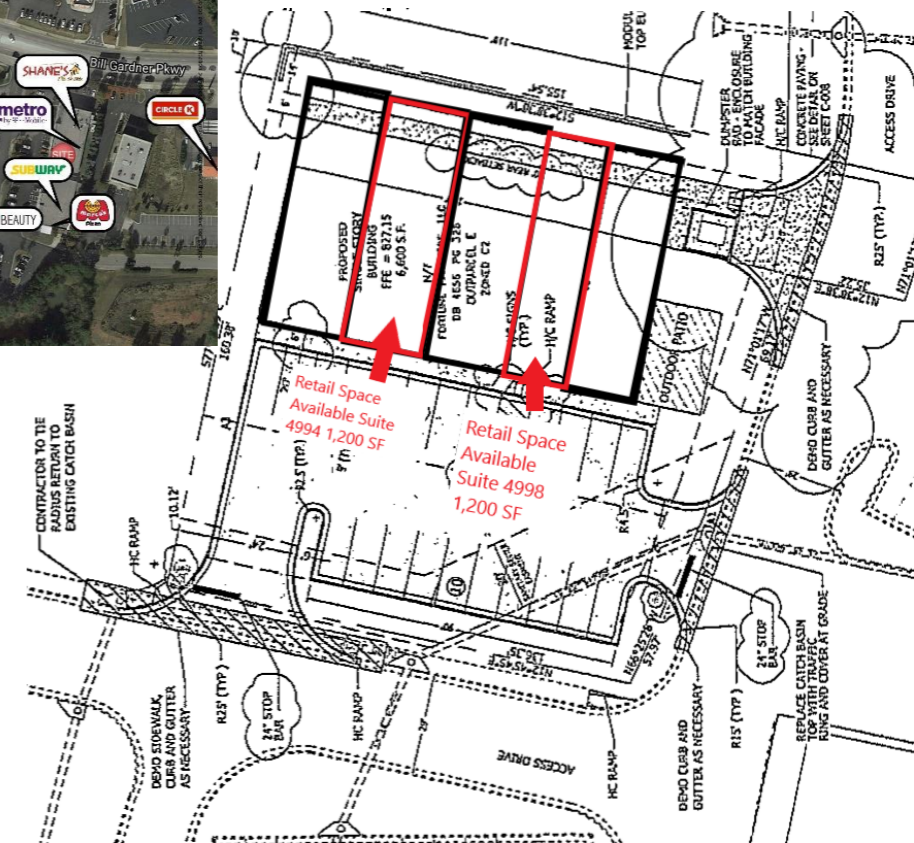
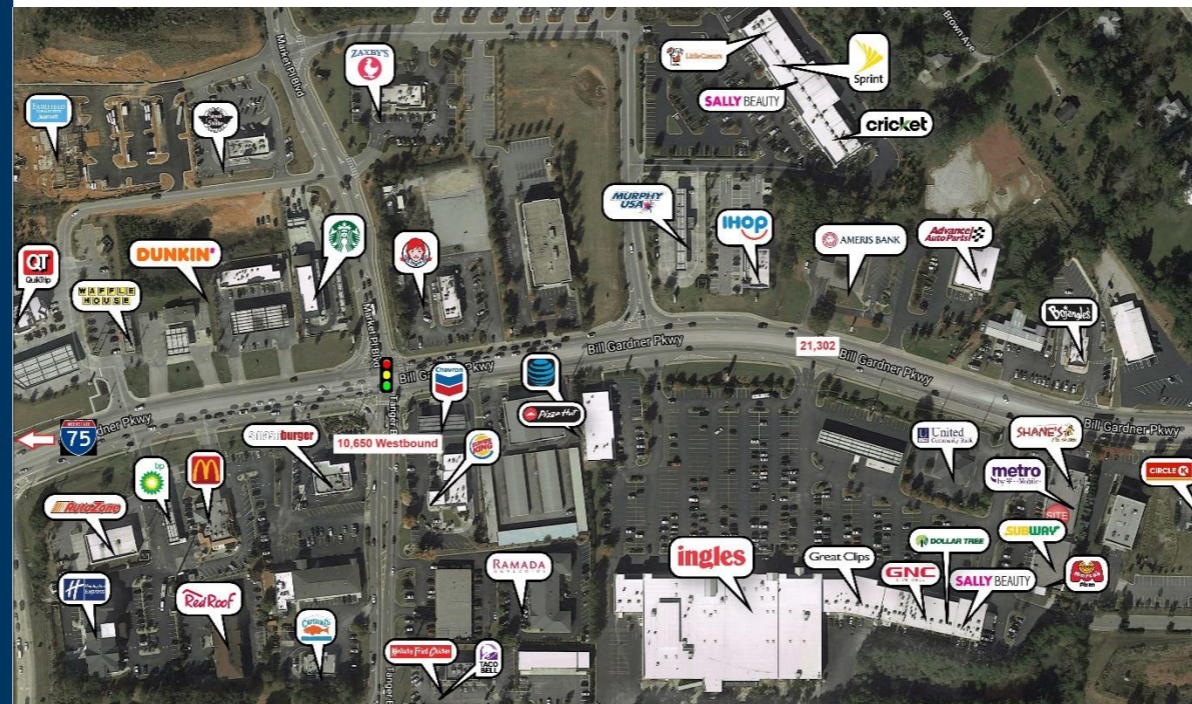
4996 Subway 1,500

4998 *Retail Space Available* 1,200

5000 Marco's Pizza 1,325

GLA: 6,300 SF

Availability: 1,200 SF



VILLAGE II AT LOCUST GROVE *Trade Area Overview*

