

SHOPPES AT LOCUST GROVE

2642-2867 HIGHWAY 155, LOCUST GROVE, GA 30248



PROPERTY DETAILS

- 89,567 SF Publix-anchored retail center in Henry County, built in 2006, with available space ranging from 1,400 SF to 4,800 SF
- Easy ingress/egress via 2 access points along Hwy 155 (with 18,400 VPD) and 2 more along Hampton/Locust Grove Road
- Large base of 4,450 industrial employees on the West side of I-75 within 2.5 miles including the Greenwood Industrial Park (over 3,000 employees), Home Depot DFC (400), Luxottica (650), Kumho Tires (50), etc. Additional numerous facilities on the East side of I-75: Alpla (220), Toys "R" Us (220), etc.
- Near to high-end communities: half mile to Mallard's Landing airport community (70 homes), 2 miles to Eagle's Brooke Golf & Country Club (323 homes), and Heron Bay Golf community (2,200+ homes); 7 miles to Sun City Peachtree golf community (3,387+ homes)
- Large school population within 2.5 miles : Strong Rock Christian (870 students), Luella Elementary (730), Luella Middle (864), and Luella High School (1,200) plus teachers and administration staff of each
- 5 minutes from major regional draws: Atlanta Motor Speedway (111,000 seats) and Tanger Outlet Center



BRAND
Real Estate Services

BrandProperties.com
770.476.4801

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TRAFFIC COUNTS

| | |
|--|------------|
| Highway 155 | 18,400 VPD |
| Bill Gardner Pkwy. (Hampton / Locust Grove Road) | 6,950 VPD |

DEMOGRAPHICS

| | 3 miles | 5 miles | 10 miles |
|--------------|----------|----------|----------|
| Population | 13,501 | 36,920 | 181,124 |
| Daytime Pop. | 5,589 | 15,164 | 60,732 |
| Income | \$79,328 | \$68,883 | \$66,082 |

GPS COORDINATES

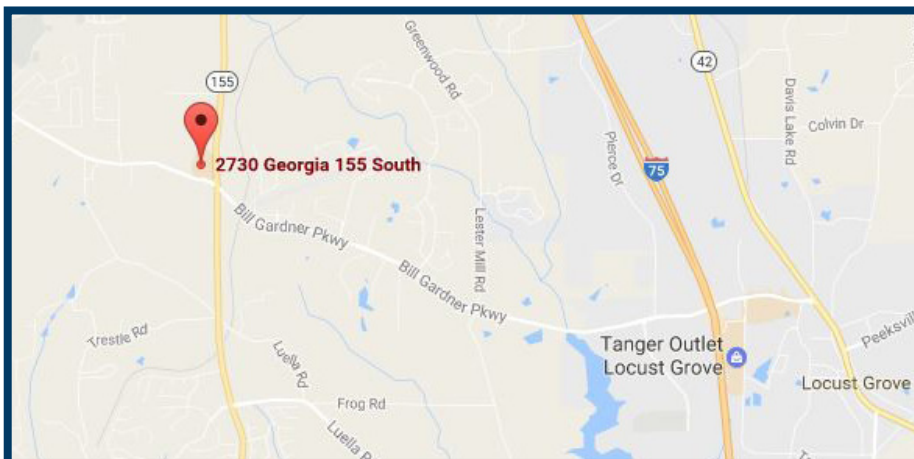
Lat. 33.3660518 Long. -84.1833594



TENANTS

| | | |
|-------|--------------------------------------|-----------|
| 2730 | Publix | 38,997 SF |
| 2642 | Fashion Cleaners | 2,400 SF |
| 2650 | Hair Salon | 1,200 SF |
| 2654 | Now Open: Buffalo Grill | 2,000 SF |
| 2658 | Available (VBox) | 1,400 SF |
| 2662 | Available (VBox) | 1,400 SF |
| 2666 | China Wok | 1,400 SF |
| 2670- | | |
| 2674 | Available | 2,800 SF |
| 2678 | I Love NY Pizza | 2,450 SF |
| 2686 | Available | 1,750 SF |
| 2694 | Workout Anytime | 5,420 SF |
| 2702 | Subway | 1,400 SF |
| 2706 | Available | 1,400 SF |
| 2710 | Available (VBox) | 1,400 SF |
| 2714 | Dentist | 1,400 SF |
| 2718 | Crystal Clear | 1,400 SF |
| 2722 | American Family | 1,400 SF |
| 2726 | Jenny's Nails | 2,100 SF |
| 2738 | Available | 2,800 SF |
| 2748 | Herbology Inc | 1,400 SF |
| 2752 | Supercuts | 1,400 SF |
| 2754 | Mesquite Mexican Restaurant | 5,250 SF |
| 2851 | Available former restaurant space | 1,400 SF |
| 2855 | Available | 1,400 SF |
| 2859 | Available | 1,400 SF |
| 2863 | Edward Jones | 1,400 SF |
| 2867 | Allstate | 1,400 SF |

Outparcel Opportunity is Available on Hampton Locust Grove Rd.



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