

PRIME RETAIL SPACE AVAILABLE IN HOSCHTON GEORGIA



PROPERTY DETAILS

Address Hwy 53 & Peachtree Rd
Hoschton, GA

Estimated Completion Date **October 2025**

Available Square Footage 5,600 sf

Asking Rent Retail Shops: \$35.00/psf (NNN)

Outlots: Make Offer

Anchor Kroger Marketplace

Availability Pad sites available for Ground Lease & retail shop space available for lease. Two larger tracts available on site for purchase (may be subdivided).

Daily Traffic Counts (VPD) Hwy 53: 16,400
Peachtree Rd: 4,370

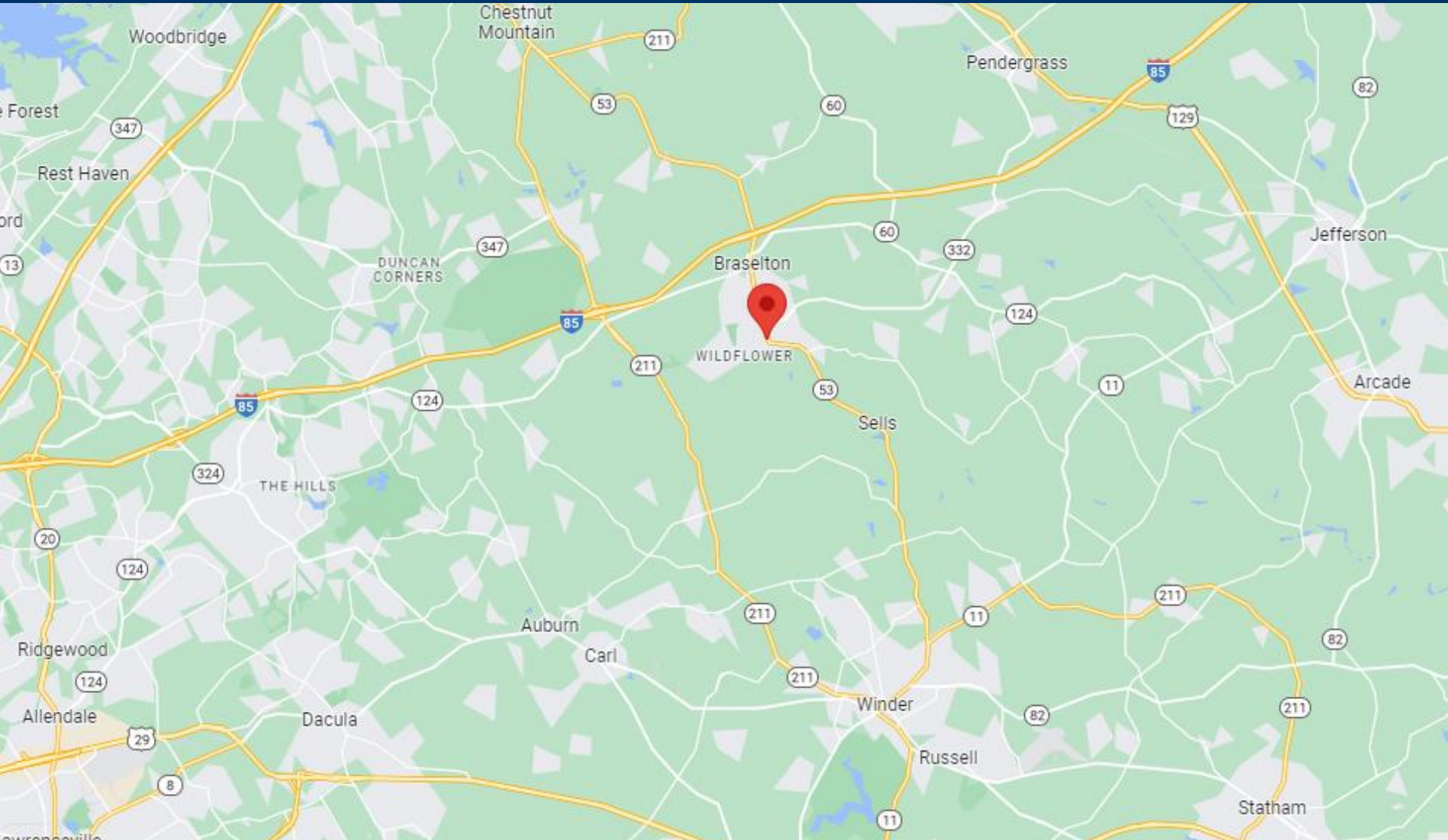


PROPERTY SUMMARY

This brand-new construction Kroger Marketplace anchored center in Hoschton, GA located on Hoschton's main thoroughfare boasts strong demographics and growth. Surrounded by an abundance of new and proposed residential/commercial development, Jackson county continues to be one of the fastest growing counties in the country. A proposed new light where Peachtree Rd meets Highway 53 will also bring more value to this center. Set to open in October of 2025, there will be at least 5,600 square feet available for retail shop space lease (pending final site plan). Ground leases available as well with Highway 53 frontage. Two larger tracts available on site, available for purchase and may be subdivided.

DEMOGRAPHICS	HHI	Population
3 miles	\$117,397	12,967
5 miles	\$126,683	43,410
10 miles	\$115,471	200,923





Dykes Harbin

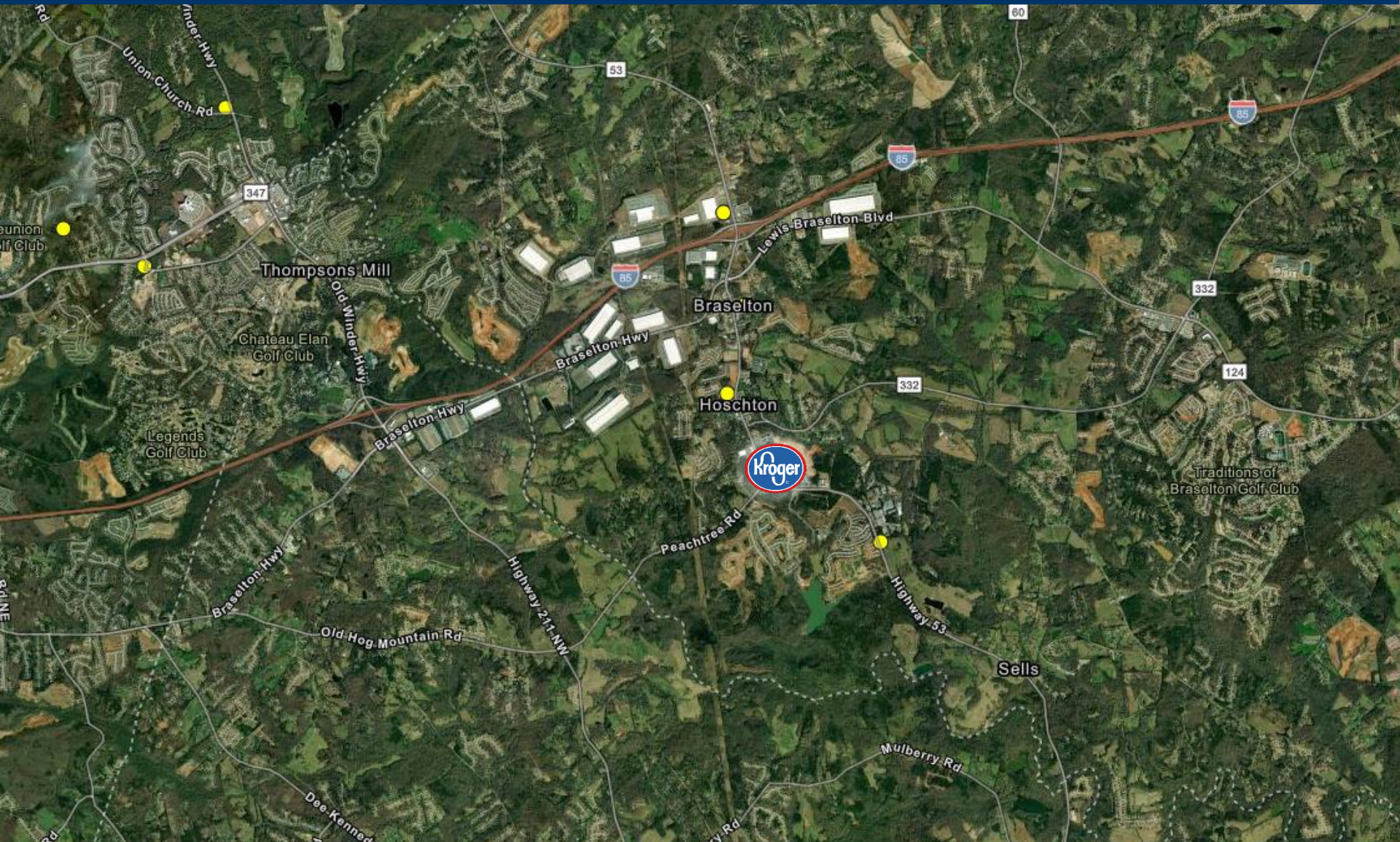
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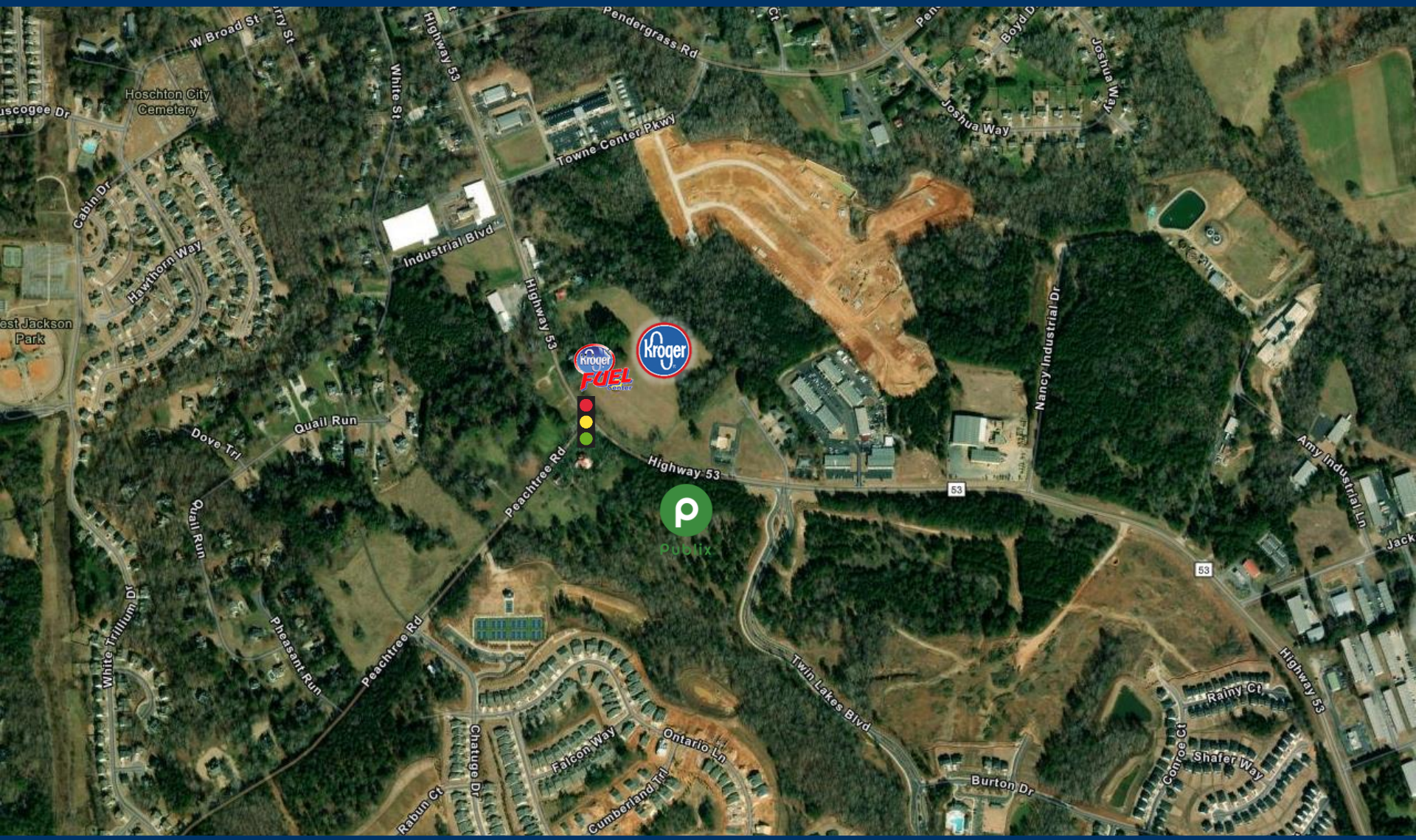
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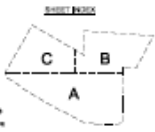
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Retail Space Available : 5,600 sf

**Retail Shop
Space
5,600 sf
\$35/sf**

+/- 4.22 ac

VICINITY MAP



+/- 4.72 ac



**Outlot's 1 & 2
+/- 1.04 ac**

**Outlot's 4, 5, 6
+/- 1.35 ac**

**Outlot 3
+/- 1.25 ac**

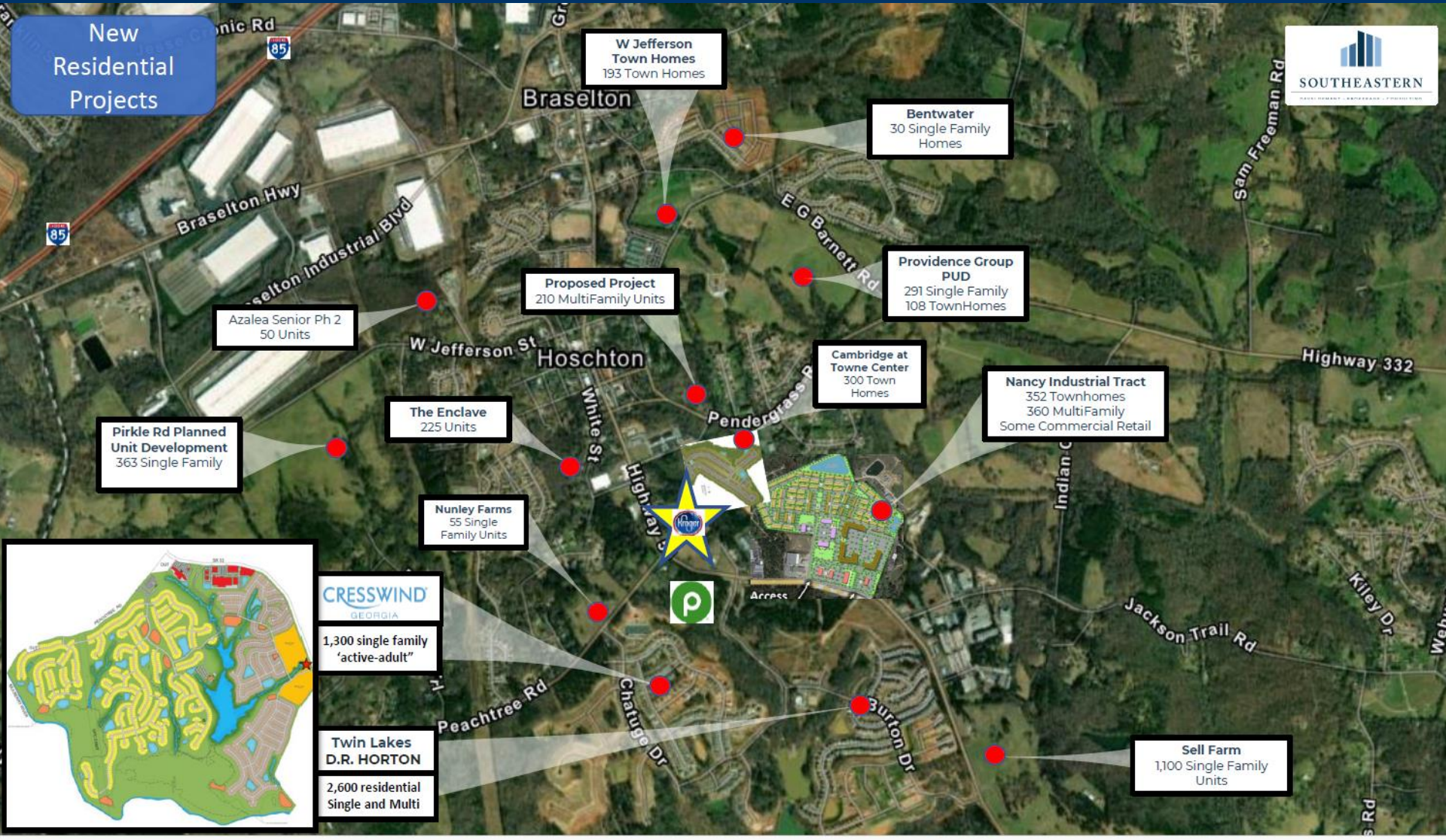
SITE ANALYSIS

SITE ANALYSIS	
PROPOSED	1,000 SQ FT
EXISTING	1,000 SQ FT
TOTAL DEVELOPABLE	2,000 SQ FT
PARKING	100 SPACES
LANDSCAPING	100 SPACES
PAVING	100 SPACES
UTILITIES	100 SPACES
STREET LIGHTS	100 SPACES
STREET SIGNAGE	100 SPACES
TOTAL DEVELOPMENT	2,000 SQ FT
TOTAL LAND	10.00 AC

OVERALL

85% PROGRESS SET - NOT FOR CONSTRUCTION

New Residential Projects

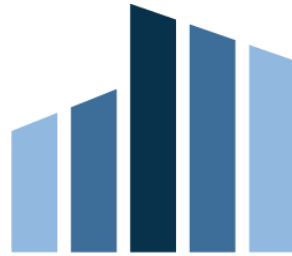


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