

KOHL'S ANCHORED PAD SITE

Flowery Branch, GA 30542 | 5851 Spout Springs Road | Spout Springs Rd & Phil Niekro Blvd | #1163



- Prominent +/- 0.6 acre Kohl's outparcel available
- Located within the Kohl's parking field
- Adjacent to Target, Home Depot, Ross, T.J. Maxx, PetSmart & OfficeMax
- Ample parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 POPULATION	5,574	29,048	66,950
2022 DAYTIME POPULATION	4,913	24,059	56,817
2022 AVERAGE HH INCOME	\$84,677	\$111,385	\$116,667
2022 MEDIAN HH INCOME	\$67,506	\$89,127	\$88,975

TRAFFIC COUNTS

Spout Springs Road 16,000 AADT

AVAILABLE SF:

0.6 ACRES

GROUND LEASE:

CALL FOR INFO

ZONING:

COMMERCIAL

USE RESTRICTION:

CALL FOR DETAILS

AREA ANCHORS



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
BRETT FULLER • brett.fuller@tscg.com • 770.955.2434

Demographics: Esri

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CHAINLINKS
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