

# Publix #1279 - Friendship Springs Village

7334 Spout Springs Road  
Flowery Branch, GA 30542  
Lat 34.111, Long -83.877

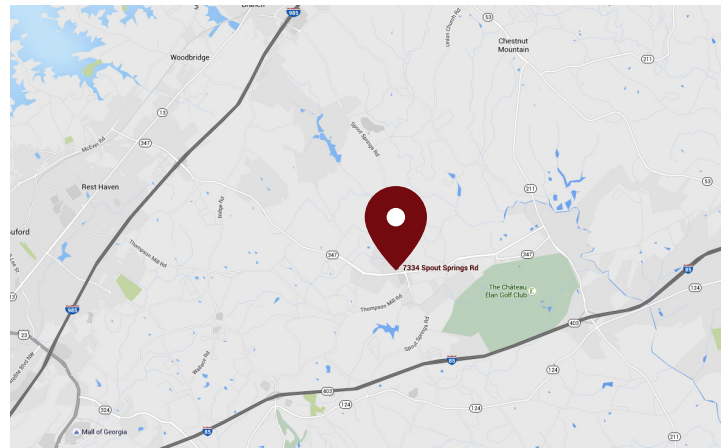
FOR LEASE



3,240 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Hall County, a Booming Suburb of Metro Atlanta
- Strategically Positioned at the Hard Signalized Intersection of Spout Springs Road and Friendship Road Creating Excellent Access and Visibility
- Center is Surrounded by an Affluent Population with an Average Household Income of \$120,000 Within Three Miles
- Located Between Two Major Interstate Corridors of Interstate-85 and Interstate-985 and Just One Mile from the Entry to Reunion Country Club, a Master-Planned Community with an 18 Hole Golf Course, 2.5 Miles from Northeast Georgia Medical Center (100 beds) and Three Miles from Flowery Branch High School (1,787 Students)
- Combined Traffic Count: 14,710 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,868	35,234	88,195
Daytime Population	3,885	33,721	79,987
Total Households	1,232	11,365	28,650
Avg. HH Income	\$134,172	\$124,844	\$121,931

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Melody Holley

Main: 770.541.0881 | Cell: 678.414.8989 | [mholley@crossmanco.com](mailto:mholley@crossmanco.com)  
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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## SITE PLAN



Suite	Tenant	Size
4351	Publix	45,600
A-1	Majic Touch Dry Cleaner	1,440
A-2	Peking Garden	1,440
A-3	Image Boutique	1,440
A-4	Pizza Hut	1,440
A5-A8	Workout Anytime	5,760
A-9	H&R Block	1,440
C-11	Posh Nails	1,440
C-12/13	Massage Envy	1,440
C-14/15	AVAILABLE	3,240
C-16/17	BellaMia Salon & Barber	2,520
C-18	BiBa's Italian Restaurant	2,880

TOTAL 71,520



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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



Saturday	174,182
Sunday	178,540
Friday	165,799

# OF VISITS

TOP 3 HOURS

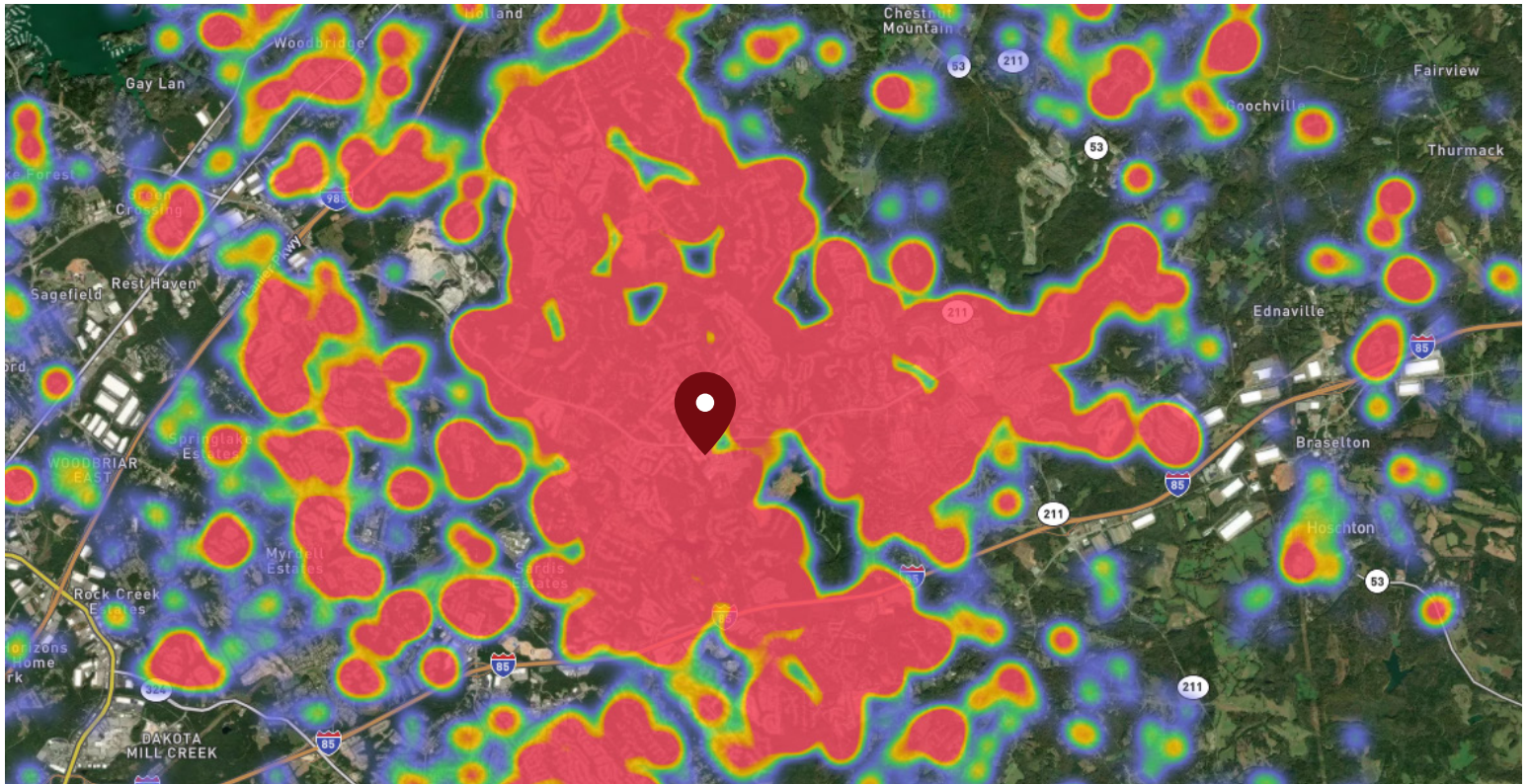


5-6 PM	219,694
4-5 PM	204,390
6-7 PM	207,896

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2021 - January 31, 2022

## SITE VISIT DENSITY



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

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