

Publix #1786 - Kelleytown Village

3512 Highway 155 N.
McDonough, GA 30281
Lat 33.546, Long -84.137

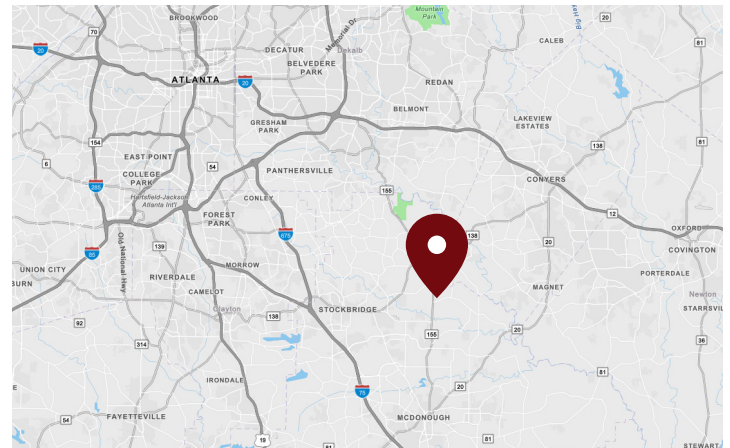
FOR LEASE



1,000 - 3,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-anchored center located in McDonough, Henry's county seat, which consistently ranks as one of the fastest growing counties in Georgia and in the nation.
- Strategically positioned along Highway 155, the main North-South thoroughfare from Interstate 75 to Interstate 285 connecting the residential communities.
- Less than .5 mile from Pleasant Grove Elementary School (497 students), 2 miles from Woodland Middle School (803 students) and Woodland High School (1,482 students).
- Surrounded by a multitude of new housing starts as well as a planned development of senior housing adjacent to the center.
- Combined Traffic Count: 20,800 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,260	15,271	50,147
Daytime Population	863	10,049	34,792
Total Households	380	5,170	17,205
Avg. HH Income	\$111,887	\$115,147	\$111,588

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	48,387
Suite A1	AVAILABLE	3,000
Suite A2	100% Chiropractic	2,000
Suite A3	AVAILABLE	1,000
Suite A4	AVAILABLE	1,500
Suite A5	AVAILABLE	1,500
Suite B1	Your Pie	2,500
Suite B3	Allure Nails	3,000
Suite B4	The UPS Store	1,200
Suite B5	Scrambled	2,300

TOTAL 66,387



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **139,700**

EST. # OF VISITS ANNUALLY

 **811,300**

AVG. VISITS / CUSTOMER

 **5.81**

AVG. LENGTH-OF-STAY / VISIT

 **41 MIN**

TOP 3 DAYS



Sunday	139,541
Saturday	130,670
Friday	116,603

OF VISITS

TOP 3 HOURS

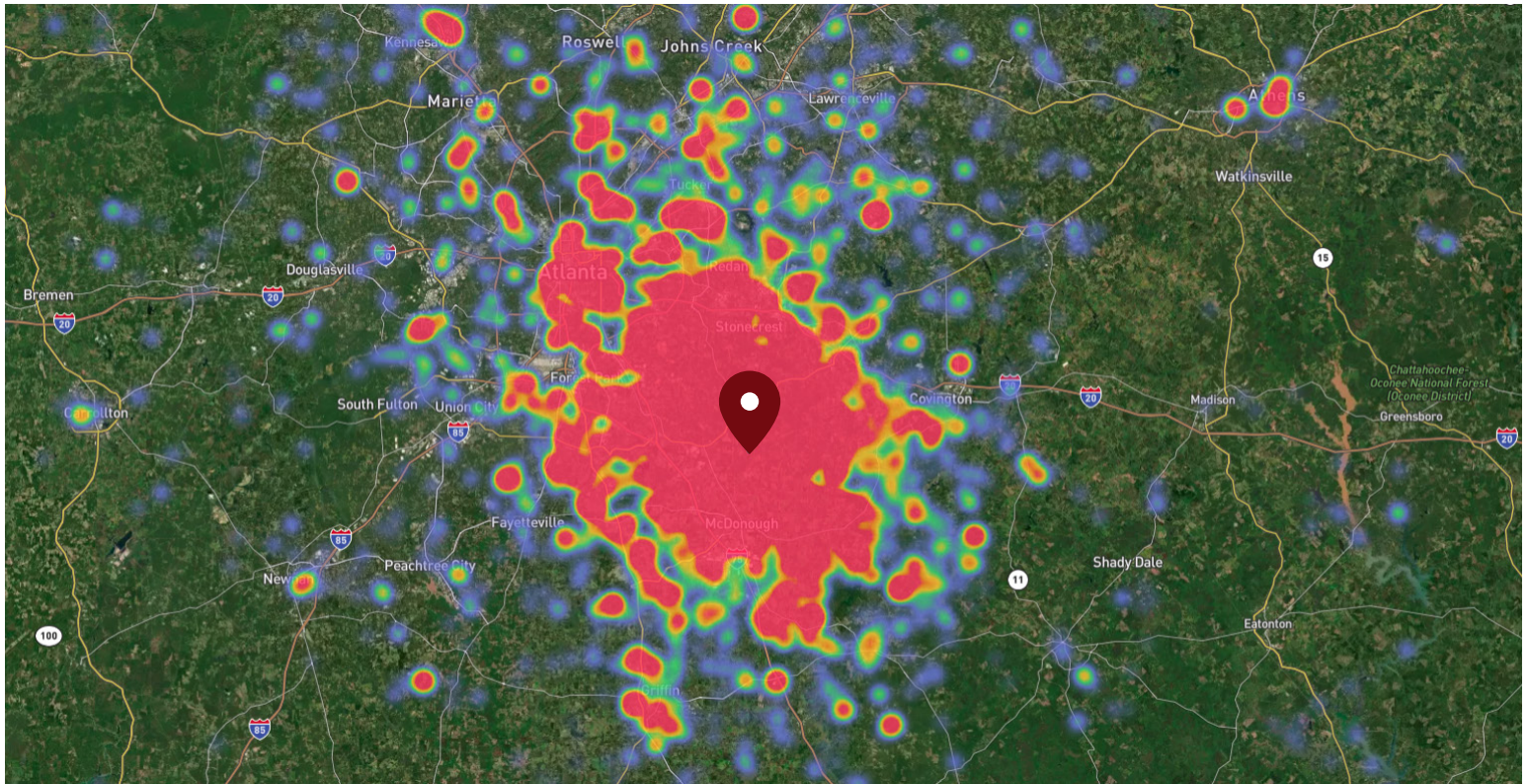


5-6 PM	153,948
6-7 PM	147,196
4-5 PM	143,619

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) November 1, 2022 - October 31, 2023

SITE VISIT DENSITY



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

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