

PRIME RETAIL SPACE AVAILABLE IN LOCUST GROVE, GEORGIA



PROPERTY DETAILS

Address
Hwy 155 & Bill Gardner
Pkwy
Locust Grove, GA

**Estimated
Completion
Date**
Q2-Q3 2026

**Available
Square Footage**
+/- 12,500 sf

Asking Rent
Retail Shops: \$32.00/psf
(NNN)
Outlots: Make Offer

Anchor
Kroger Marketplace

Availability
Pad sites available for
ground lease/purchase &
retail shop space available
for lease.

**Daily Traffic
Counts (VPD)**
Hwy 155: 20,000
Bill Gardner: 11,500



PROPERTY SUMMARY

This Proposed Kroger Marketplace anchored center in Locust Grove, GA is located at the intersection of Hwy 155 and Bill Gardner Parkway. This prime location offers high visibility and accessibility, ensuring maximum exposure to both residents and passing traffic. Kroger Marketplace will serve as the anchor tenant, providing a robust draw of customers with its expansive grocery offerings and additional departments including pharmacy, apparel, electronics, and home goods. Set to open in the Spring of 2026, there will be +/- 12,500 square feet available of retail shop space for lease (pending final site plan). Outparcel availability as well for ground lease and sale will present unique opportunities for businesses looking to establish a presence in a new commercial development in Locust Grove.

DEMOGRAPHICS

HHI

Population

3 miles

\$108,751

15,955

5 miles

\$91,722

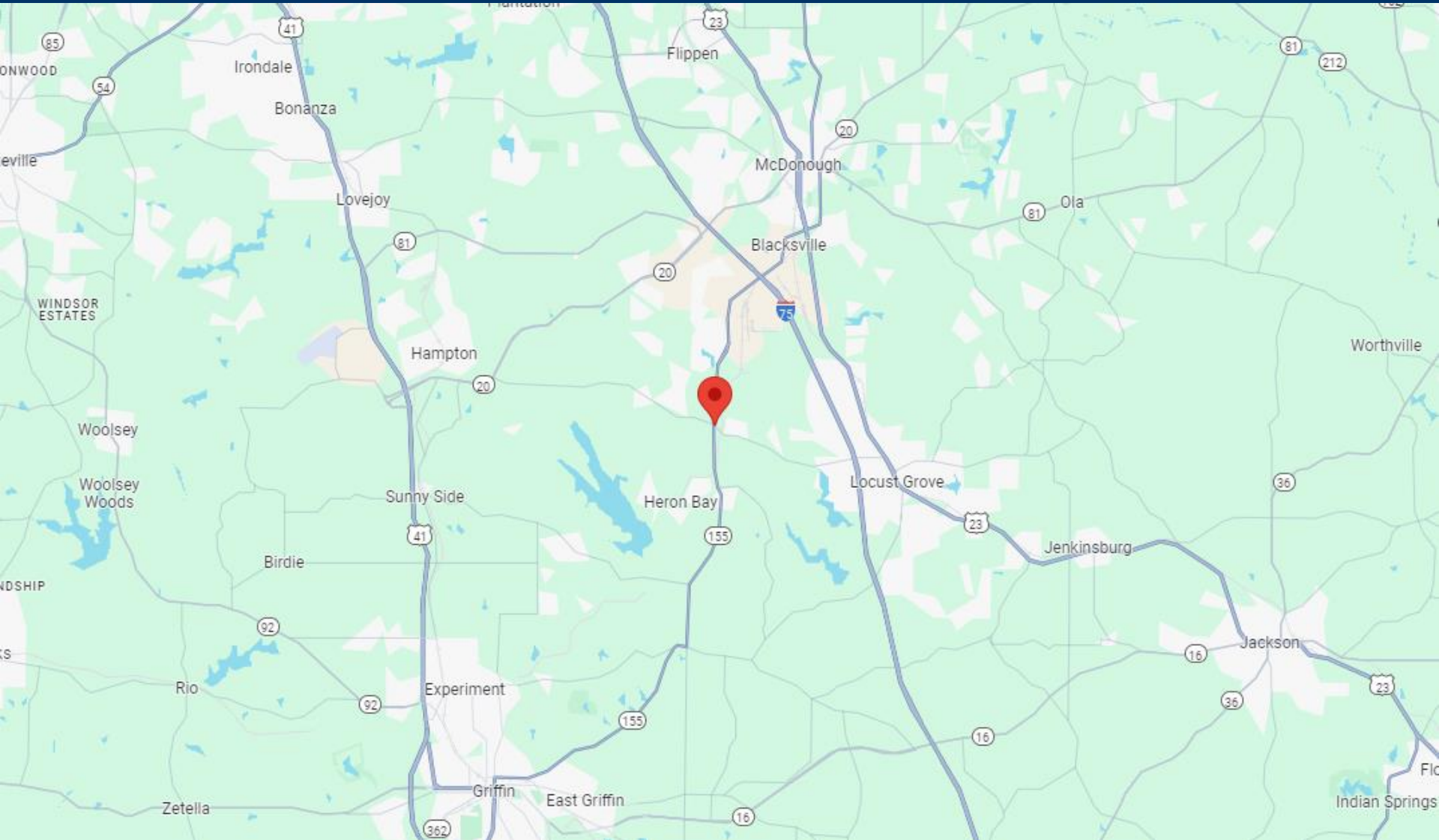
52,223

10 miles

\$89,182

203,800





Dykes Harbin

dykes.harbin@southeastern.company

706.830.4497

Rhodes Seeger

rhodes.seeger@southeastern.company

706.825.4457



Luella Elementary,
Middle, and High
School

Luella Grove

Shelley
Homes

Heron Bay Golf &
Country Club
2,100 Homes

Sun City Peachtree
3,300 Homes at
Completion

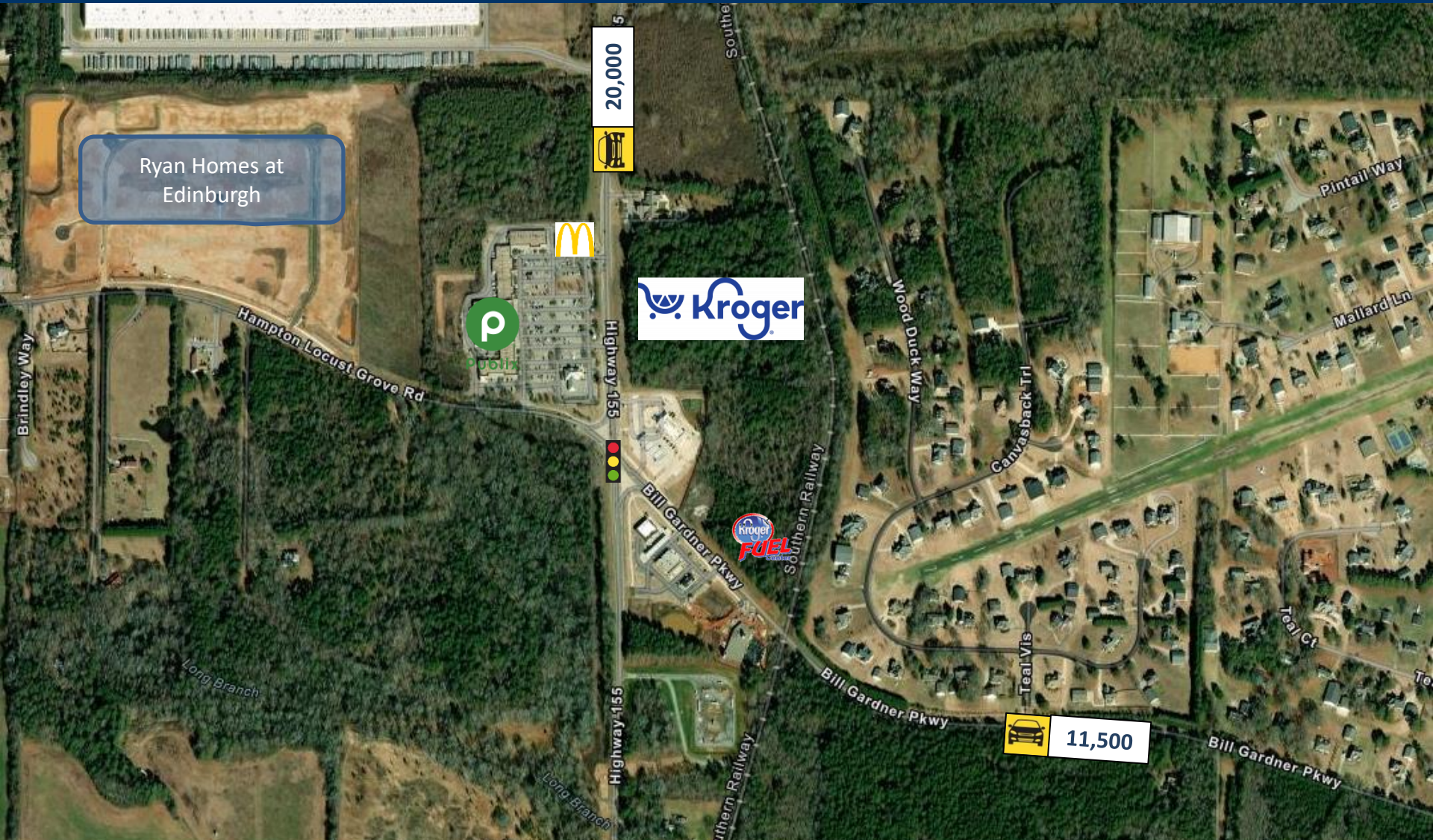
Southern Hills

109,000
ADT

Eagle's
Brooke

DRB Homes
Kingston

Tanger Outlets
Locust Grove



Dykes Harbin

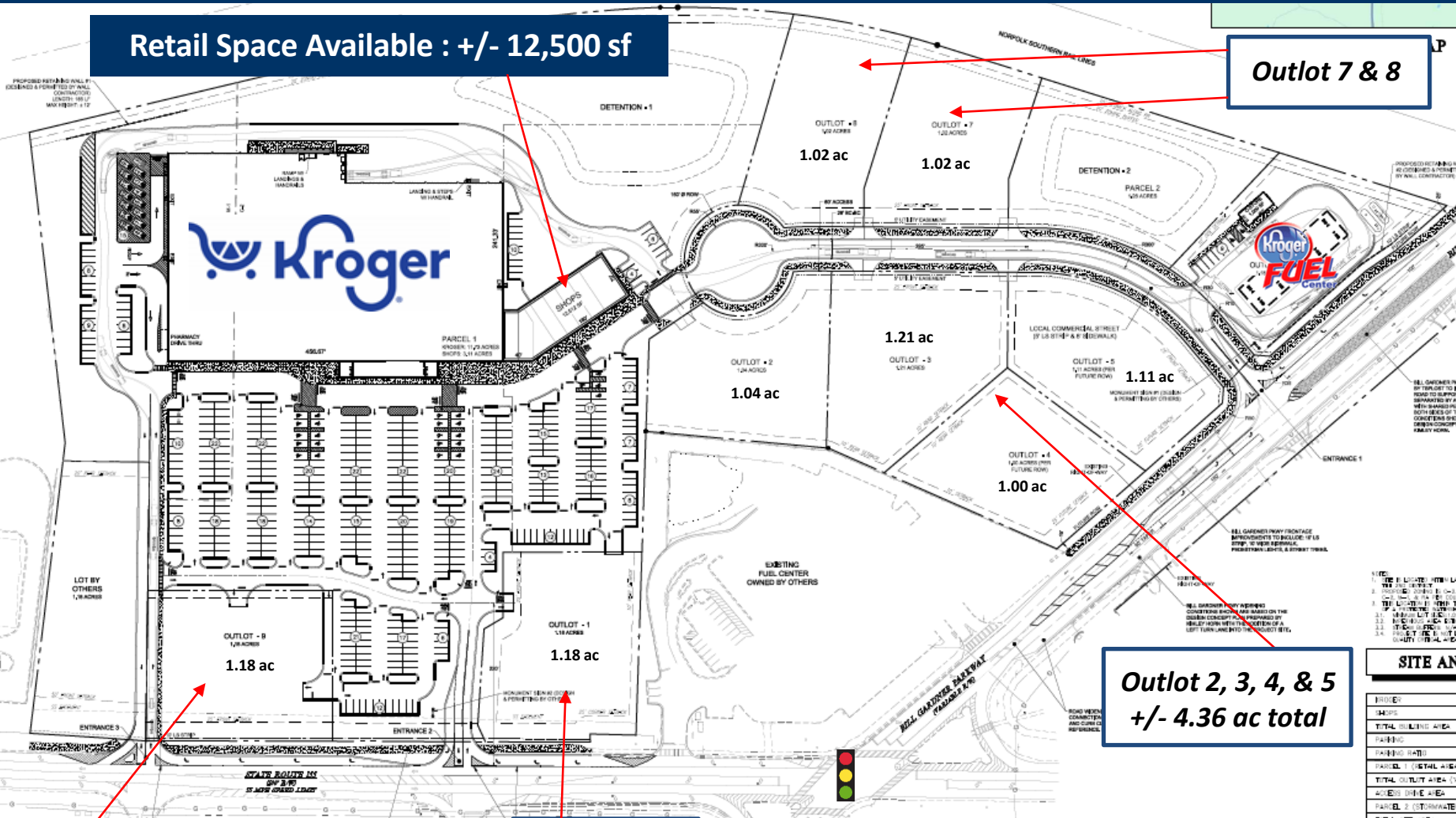
dykes.harbin@southeastern.company
706.830.4497

Rhodes Seeger

rhodes.seeger@southeastern.company
706.825.4457

Retail Space Available : +/- 12,500 sf

Outlot 7 & 8



Outlot 9

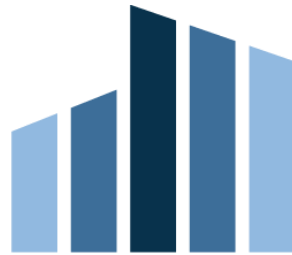
Outlot 1

**Outlot 2, 3, 4, & 5
+/- 4.36 ac total**

SITE ANALYSIS

PROJECT	DESCRIPTION	AREA
TOTAL BUILT-UP AREA		
PARKING		
PARKING RATIO		
PARCEL 1 (TOTAL AREA)		
TOTAL OUTLOT AREA (+/-)		
ACCESS DRIVE AREA		
PARCEL 2 (ESTIMATED)		
TOTAL SITE AREA		

DESCRIPTION	SETBACK SUMMARY	
	EXISTING	PROPOSED
FRONT	20'	20'
REAR	MIN. EXCEPT ON	MIN. EXCEPT ON



SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING