

# Publix #0816 - Paradise Pointe At Lake Dow

920 Highway 81 East  
McDonough, GA 30252  
Lat 33.437, Long -84.121

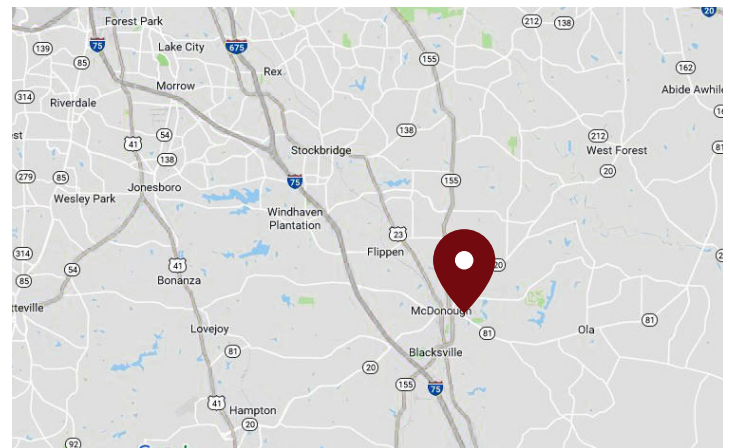
FOR LEASE



1,300 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Henry County, which Consistently Ranks as One of the Fastest Growing Counties in Georgia
- Strategically Positioned Along Highway 81, the Main Thoroughfare from Interstate-75 to the Residential Communities
- Just 1.5 Miles from McDonough High School (1,045 students) and McDonough Middle School (724 students)
- Benefits from a Significant Daytime Population that can be Attributed to the 1.5 Million SF of Industrial Space and 850,000 SF of Office Space Nearby
- 1,300 SF Inline Space Available
- Traffic Count: 14,700 VPD



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	15,959	55,735	100,721
Daytime Population	16,263	53,372	95,618
Total Households	5,712	19,650	34,592
Avg. HH Income	\$94,952	\$97,705	\$102,512

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

## Melody Holley

Office: 770.541.0881 | Cell: 678.414.8989 | mholley@crossmanco.com  
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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## SITE PLAN



Suite	Tenant	Size
9	Publix	44,271
1	Subway	1,400
2	American Deli	1,299
3	AVAILABLE	1,300
4	Pet Supermarket	6,200
6A	Procom Wireless (Verizon)	1,293
6B	Taekwondo Center	1,290
7	China 1	1,400
8	The UPS Store	1,400
10	Great Clips	1,300
11	Nail Luv	1,300
12	Nadia's Boutique	1,174
13	The Joint Chiropractic	1,300
14	Bonzu Japanese Steakhouse & Sushi Bar	2,600
15	Habits	1,300
18	Mesquite Mexican Grill & Bar	3,900

TOTAL 72,727



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **233,400**

EST. # OF VISITS ANNUALLY

 **1.7 Million**

AVG. VISITS / CUSTOMER

 **7.15**

AVG. LENGTH-OF-STAY / VISIT

 **43 MIN**

TOP 3 DAYS



Saturday	275,250
Friday	267,608
Sunday	239,962

# OF VISITS

TOP 3 HOURS

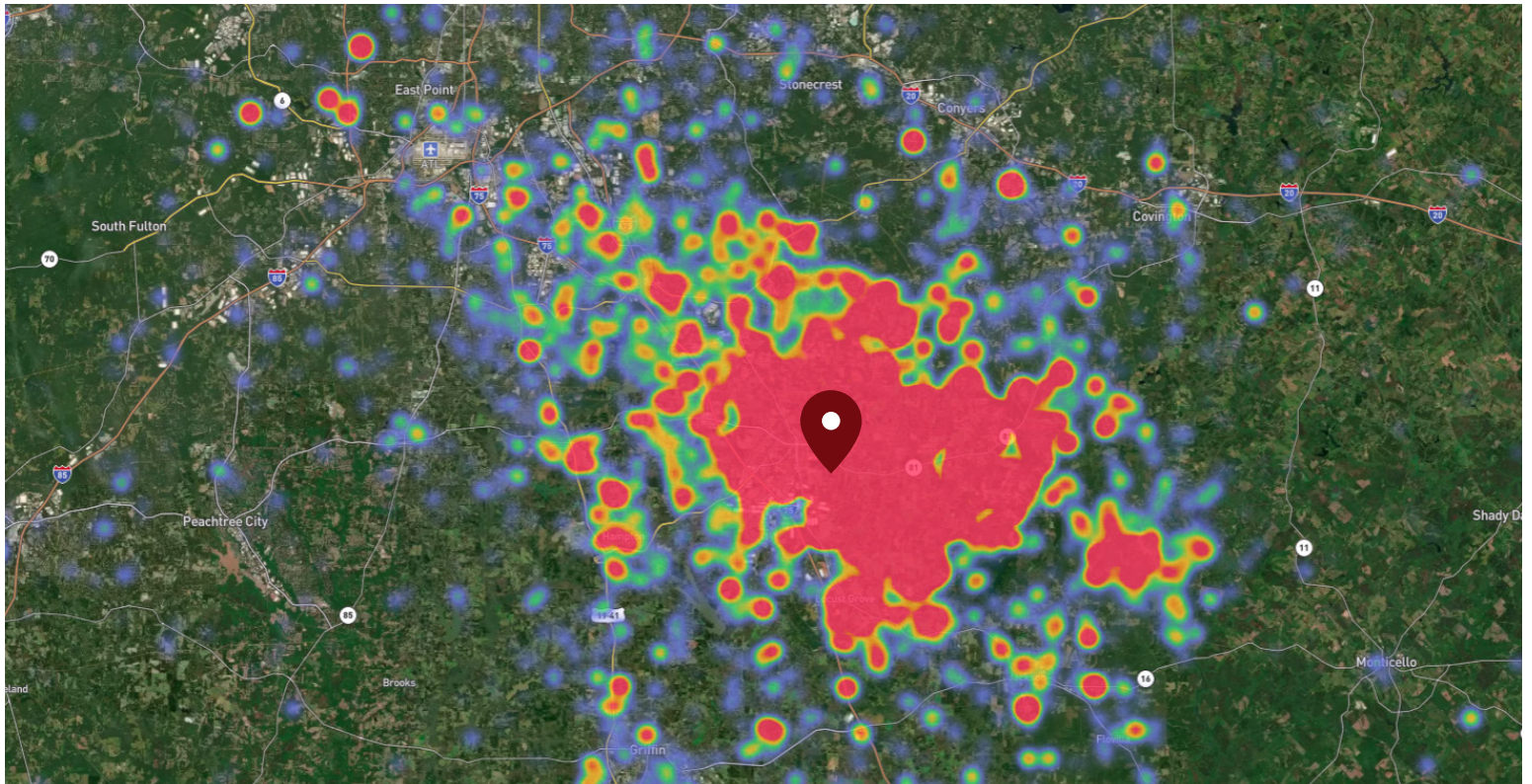


6-7 PM	283,753
5-6 PM	279,074
12-1 PM	278,531

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) February 1, 2022 - January 31, 2023

## SITE VISIT DENSITY



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

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