

SHOPS AT HAMPTON

1074 Bear Creek Boulevard | Hampton, GA

COREY HOROWITZ

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AGW
PARTNERS

*vacant
1,400 SF*



Subject Property

1 LOCATION OVERVIEW

Location & Market Position

Prime retail opportunity within the Atlanta MSA with strong population growth and robust economic activity. Strategically positioned in Henry County, a strong retail submarket with only 2.3% vacancy rate

Traffic & Visibility

Exceptional visibility with significant frontage on Bear Creek Boulevard
 Over 22,000 vehicles per day ensure consistent exposure and customer traffic
 High-traffic location drives foot traffic and sales potential

Proximity to Major Attractions

Adjacent to Atlanta Motor Speedway, a premier venue hosting year-round events
 Speedway attracts up to 71,000 attendees per event, creating substantial visitor traffic and sales

TOP U.S. METROS WITH
#1 LOWEST COST OF DOING BUSINESS
 Source: KPMG - Competitive Alternatives (2016)

#1 MOST TRAVELED AIRPORT IN THE WORLD

#1 METRO AREA TECH HUB
 Source: BusinessFacilities "2020 Metro Rankings Report"

#2 METRO AREA FOR BUSINESS CLIMATE
 Source: BusinessFacilities "2020 Metro Rankings Report"

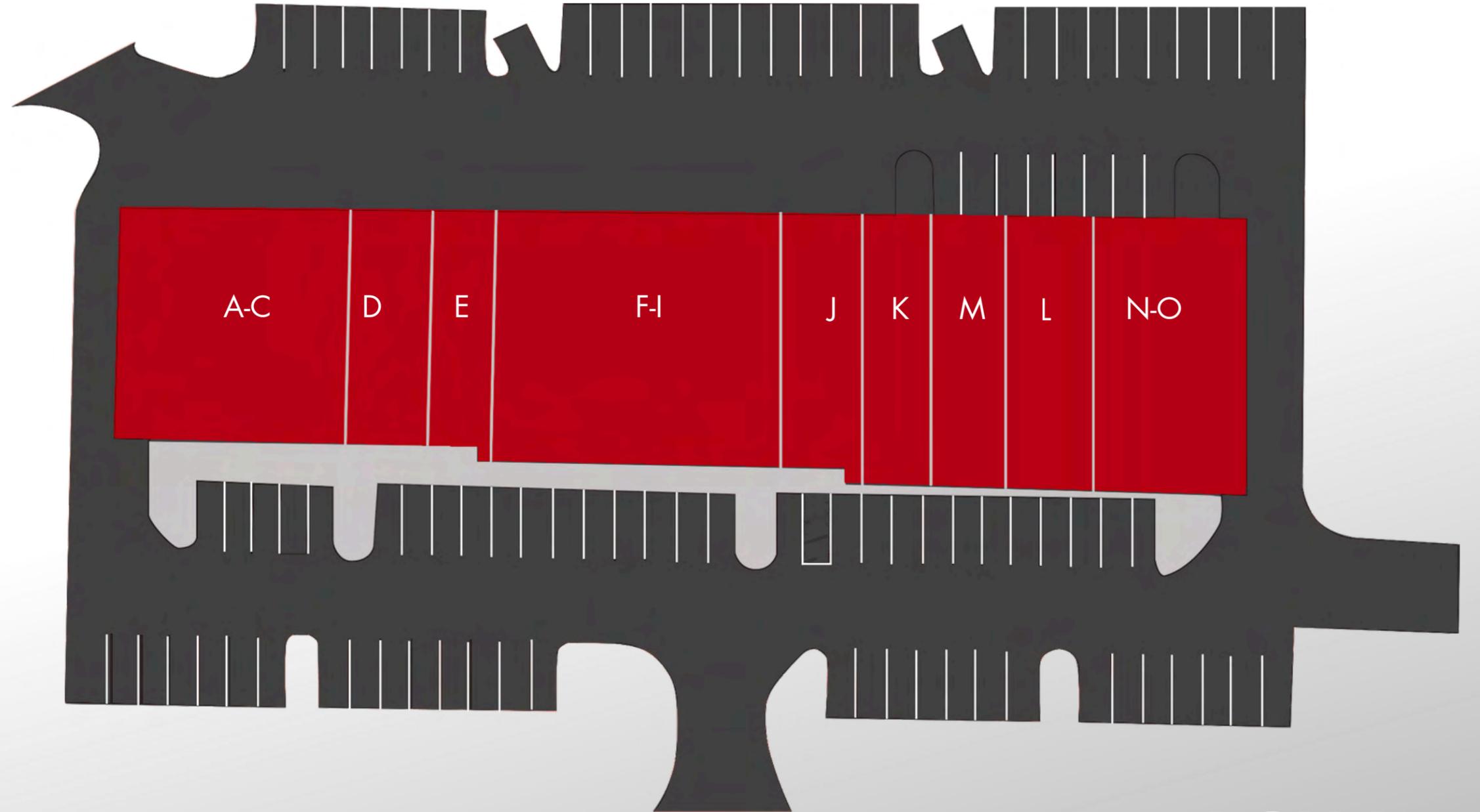
#3 CITY FOR REAL ESTATE CONDITIONS
 Source: SiteSelectionGroup "2020 Tech City Ranking Report"

6 MILLION+ RESIDENTS
3RD HIGHEST CONCENTRATION OF FORTUNE 500 HEADQUARTERS IN THE U.S.



2 SITE PLAN & TENANTS

Suite	Tenant	SF
A-C	Taqueria Michiacana	3600
D	Fury Tattoo's	1200
E	Barber Shop	1200
F-I	24/7 Fit South	5200
J	JLC Properties/Sunrooms	1300
K	Italian Ice	1400
M	Allstate	1400
L	Vacant	1400
N-O	Potts Pediatrics	2800
TOTAL		19500



3

PROPERTY
PHOTOS





La Michoacana
Mexican Restaurant

TATTOOS

KLIPPER

BARBER SHOP
WAX-INS WELCOME
HOT BEANS
SHAVE
KLIPPER BARBER
We Go With You
Klippers at Home

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The Marketplace

TATTOOS

PUPPER HUNTS

1074
24/7 Fit

1074

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Vacant
1,400 SF



CARTER'S
SUNROOMS & EXTERIOR

Smoothies4Life

FULL
BLOWN
FIREARMS

AMMO
SCOPES
& LOADING

KNIFE
SHARPENING
& REPAIR

RESTORATION
CLEANING
REPAIRS

Thank You
TO ALL OUR
LAW ENFORCEMENT
OFFICERS
We are open 24 hours

AGWE
PARTNERS



CONTACT US

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