



±0.85 ACRE
OUTPARCEL

±1.31 ACRE
OUTPARCEL

FRESENIUS
KIDNEY CARE

SUPERCUTS

Publix

State Farm

SUBWAY

WORKOUT
ANYTIME

I ♥ N.Y. PIZZA



Edward Jones

Allstate



WELLS
FARGO FINANCIAL



Hampton Locust Grove Rd - 9,560 ADT

155

McDonough Rd - 20,100 ADT

THE SHOPPES AT LOCUST GROVE



PROJECT DETAILS

THE SHOPPES AT LOCUST GROVE • 1,400 - 2,800 SF AVAILABLE • RETAIL

AVAILABLE SPACE 154,700 SF

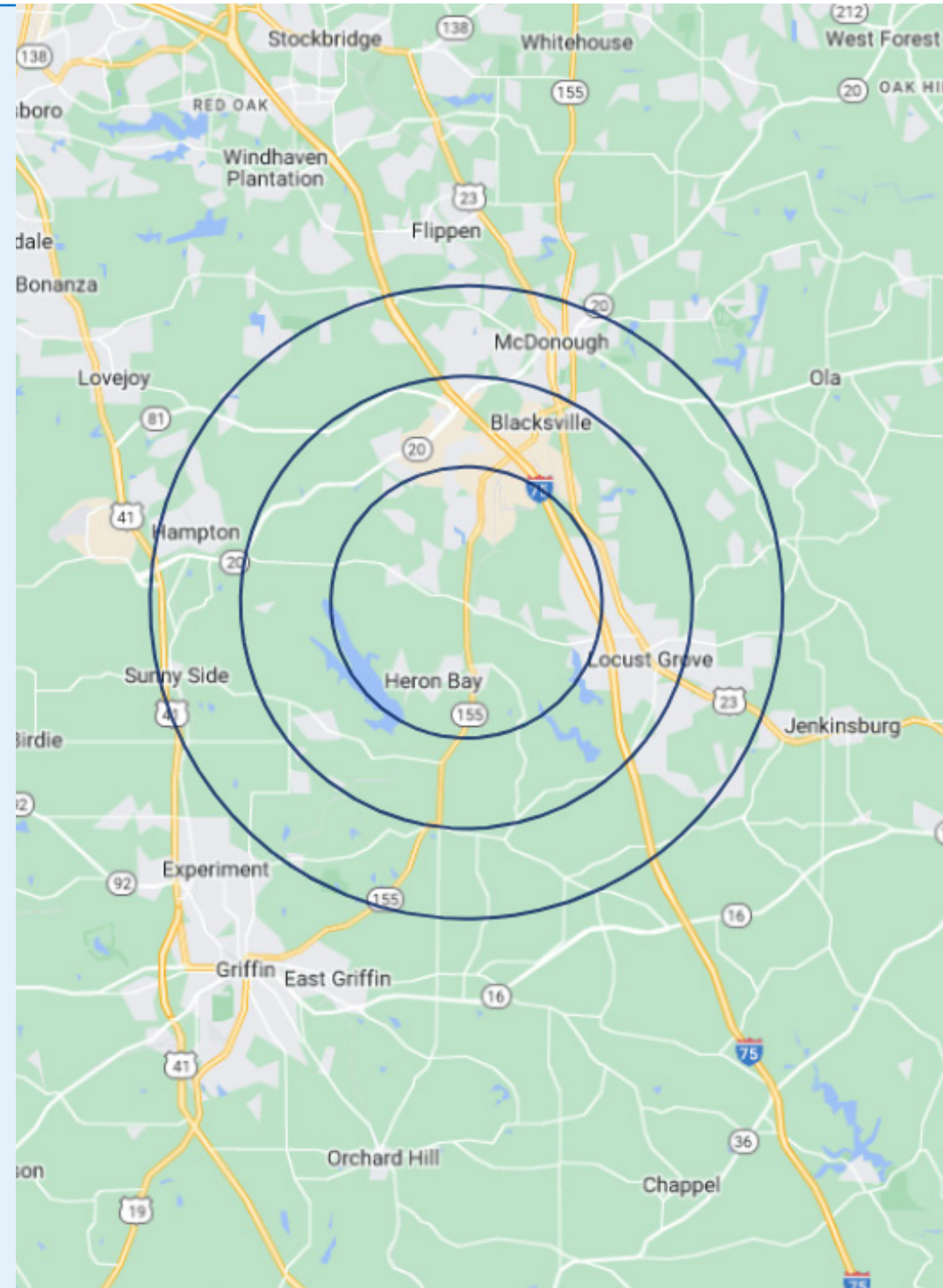
AVAILABLE SF 1,400 - 2,800 SF

- PROPERTY HIGHLIGHTS**
- Anchored by Publix Supermarket
 - 1,400 - 2,800 SF Available
 - 0.85 AC & 1.31 AC Outparcels Available
 - Locust Grove is located in Henry County and is home to the Tanger Outlet Center
 - Future Highway 155 widening from I-75 to Hampton-Locust Grove has been funded at a cost of \$50 million dollars going from 2 lanes to 4 lanes
 - Five miles east of the Atlanta Motor Speedway

COUNTY Henry

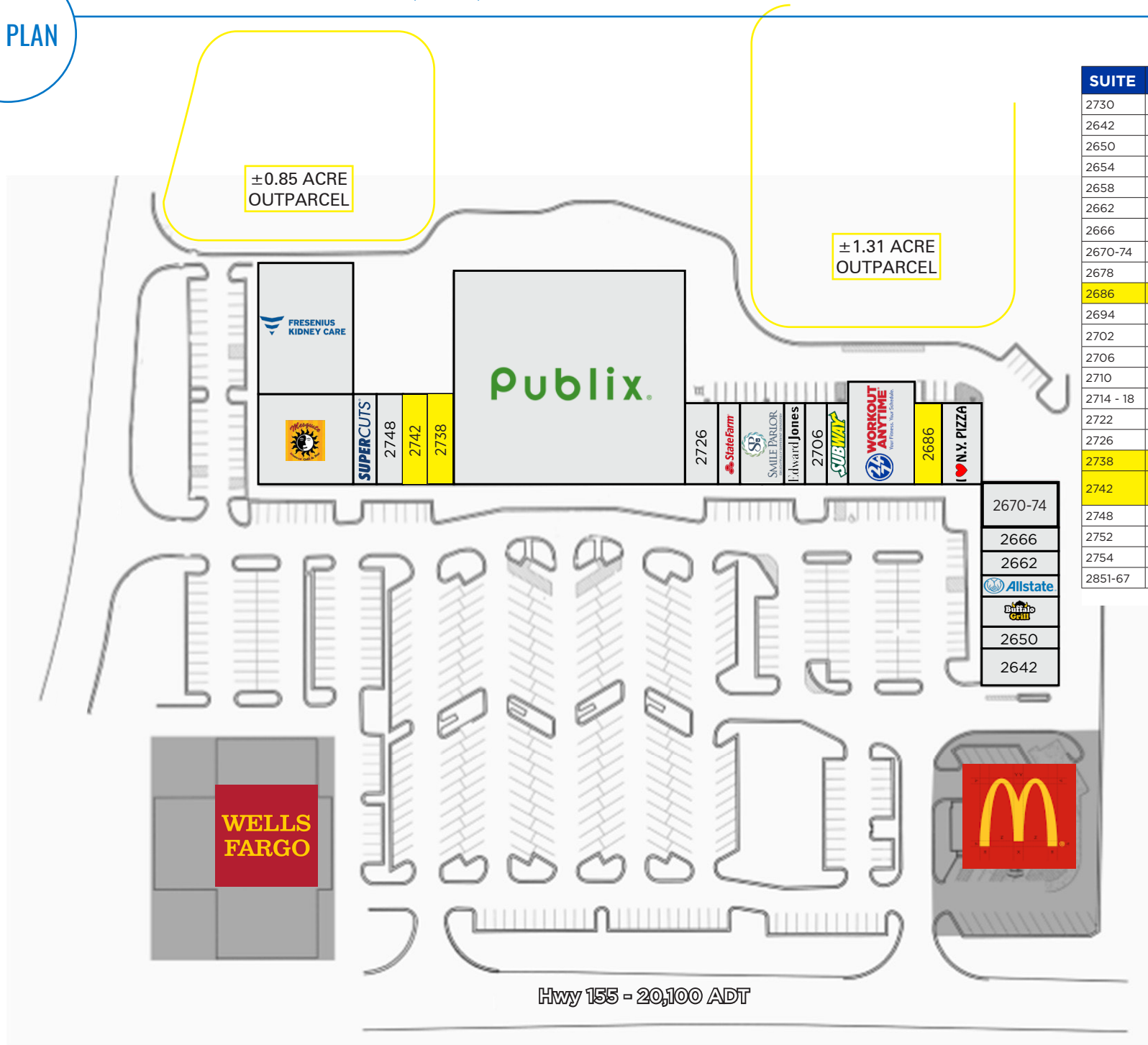
MARKET Locust Grove

	3 MILE	5 MILES	7 MILES
 TOTAL POPULATION	16,684	47,558	107,663
 DAYTIME POPULATION	5,449	19,331	37,238
 AVERAGE HH INCOME	\$104,705	\$83,818	\$80,887



SITE PLAN

THE SHOPPES AT LOCUST GROVE • 1,400 - 2,800 SF AVAILABLE • RETAIL



SUITE	TENANT	SF
2730	PUBLIX	38,997
2642	CHOICE CLEANERS	2,400
2650	CROWN CUTZ II BARBER	1,200
2654	BUFFALO GRILL	2,000
2658	ALLSTATE	1,400
2662	AXIOM STAFFING	1,400
2666	CHINA WOK	1,400
2670-74	GRANDS BEAUTY SUPPLY	2,800
2678	I LOVE NY PIZZA	2,450
2686	AVAILABLE	1,750
2694	WORKOUT ANYTIME	5,420
2702	SUBWAY	1,400
2706	UPS STORE	1,400
2710	EDWARD JONES	1,400
2714 - 18	SMILE PARLOR	2,800
2722	STATE FARM	1,400
2726	JENNY'S NAILS	2,100
2738	AVAILABLE	1,400
2742	AVAILABLE	1,400
2748	HERBOLOGY INC	1,400
2752	SUPERCUTS	1,400
2754	MESQUITE MEXICAN RESTAURANT	5,250
2851-67	FRESENIUS KIDNEY CARE	7,000

Hwy 155 - 20,100 ADT