

Publix #1248 - Laurel Canyon Village

15 Laurel Canyon Village Circle
Canton, GA 30114
Lat 34.270, Long -84.503

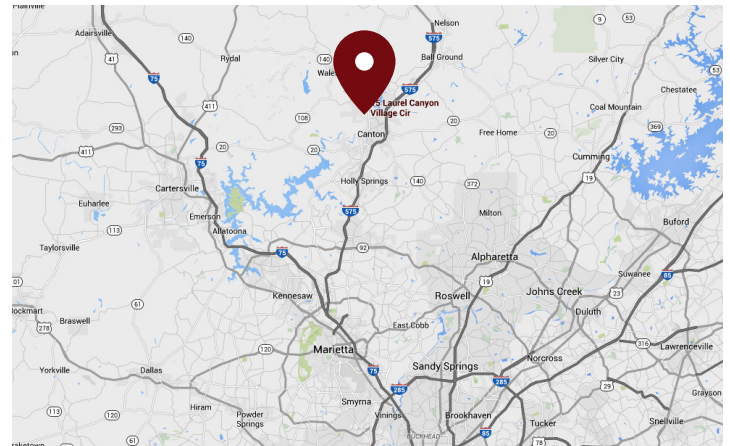
FOR LEASE



1,400 - 2,030 SF & ±1.17 - ±2.38 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Laurel Canyon Village, Anchored by Publix, Providing an Invaluable Necessity-Based Shopping Center Drawing an Average of 40,000 Customers Per Month
- Exceptional Location at the Entrances of Great Sky (2,100 Units When Complete), Laurel Canyon Featuring a 18-hole Fairways of Canton Golf Course (2,000 Units when Complete) and a 350 Unit Luxury Apartment Complex
- The Property Benefits from the Residents and Weekenders of Lake Arrowhead (6,000 Units When Completed) Featuring a 540-acre Fresh Water Lake, Marina Offering Boat Rentals, an 18-hole Championship Golf Course, 11+ Miles of Hiking/Running Trails
- 5 Miles from Reinhardt University (1,473 Students) and Chattahoochee Technical College (1,000 Students)



DEMOGRAPHICS	2 Miles	4 Miles	6 Miles
Total Population	13,851	34,091	60,191
Daytime Population	12,548	35,401	58,408
Total Households	5,381	12,286	21,186
Avg. HH Income	\$89,379	\$95,463	\$105,034

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

Melody Holley

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Suite	Tenant	Size
118	Publix	45,600
100	Laurel Canyon Brewing	1,750
102	The Local Graze	1,400
104-106	Piezano's Pizza	2,520
108	AVAILABLE	2,030
110	AVAILABLE (20x70)	1,400
112	Salon Soleil	1,400
114	AVAILABLE (20x70)	1,400
116	AVAILABLE (20x70)	1,400

Suite	Tenant	Size
120	AVAILABLE (20x70)	1,400
122	NT Nails	1,400
124-126	Aspire Dance Arts	2,800
128-132	Luna Maya Mexican Restaurant	4,200
OP A	AVAILABLE	1.20 Acres
OP B	Mavis Tire	1.17 Acres
OP C	AVAILABLE	1.94 Acres
OP D	AVAILABLE	1.56 Acres
OP E	AVAILABLE	1.55 Acres

Suite	Tenant	Size
OP F	AVAILABLE	2.38 Acres
TOTAL 68,700		

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **86,552**

EST. # OF VISITS ANNUALLY

 **611,965**

AVG. VISITS / CUSTOMER

 **7.07**

AVG. LENGTH-OF-STAY / VISIT

 **49 MIN**

TOP 3 DAYS



Saturday
Friday
Sunday

OF VISITS

98,094
94,258
92,339

TOP 3 HOURS



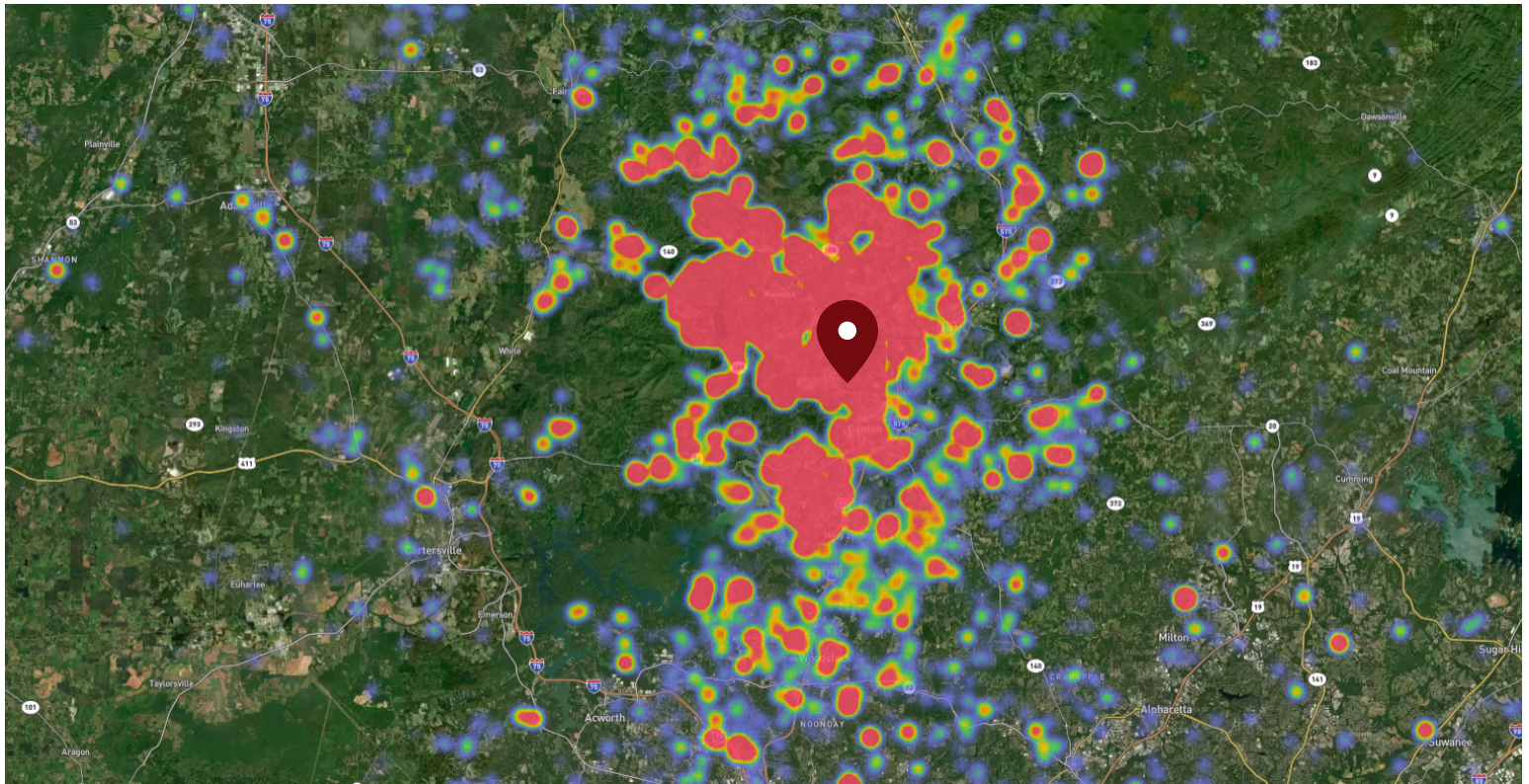
6-7 PM
5-6 PM
4-5 PM

OF VISITS

124,075
123,634
114,247

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

SITE VISIT DENSITY



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

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