

# Publix #0636 - The Centre At Woodstock

12165 Highway 92  
Woodstock, GA 30188  
Lat 34.09, Long -84.484

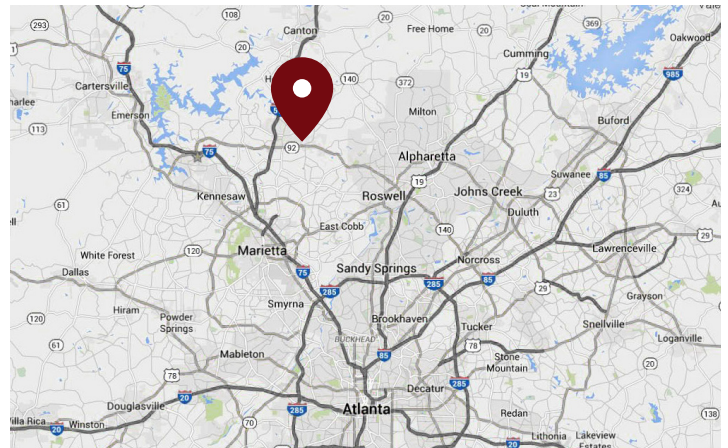
**FOR LEASE**



**1,200 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located in Highly Desired Woodstock, a Major Bedroom Community for Metro Atlanta
- Exceptional Exposure and Easy Access Along Heavily Trafficked Highway 92, a Primary East-West Thoroughfare and Major Regional Retail Corridor Accounting for a Combined Traffic Count of Almost 50,000 VPD
- Nestled Among Densely Populated Neighborhoods Creating a Population of over 160,000 Within 5 Miles with Average Household Incomes over \$134,000
- Across the Street from First Baptist Church of Woodstock, an 80-acre Campus which Accommodates a 7,500 Seat Worship Center, 1,800 Seat Fellowship Hall and 87,000 SF of Educational Space for it's Approximate 16,000 Member Congregation.
- Minutes from Interstate 75 and Downtown Woodstock



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,971	64,882	160,595
Daytime Population	8,340	52,306	130,874
Total Households	3,403	24,271	58,360
Avg. HH Income	\$106,523	\$125,480	\$134,913

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

## Melody Holley

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Crossman & Company

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## SITE PLAN



Suite	Tenant	Size
ANC	Publix	51,420
A-100	Body Wax	1,200
A-102	Crave Burgers and Wings	2,400
A-104	All About Health	3,300
A-106	The UPS Store	1,500
A-108	Ichiban Grill	1,200
A-110	Z Nails	2,400
A-112		
A-114	Domino's	1,200
A-116	Saigon Cafe	3,600
A-117	AVAILABLE (04/01/2024)	1,200
A-118	Coast Dental	1,740
A-122	Guston's Neighborhood Grille	6,000
A-124	World Cleaners	2,100
OP1	Pet Supermarket	7,488

TOTAL 86,748



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	186,590
Sunday	182,876
Friday	170,386

# OF VISITS

TOP 3 HOURS

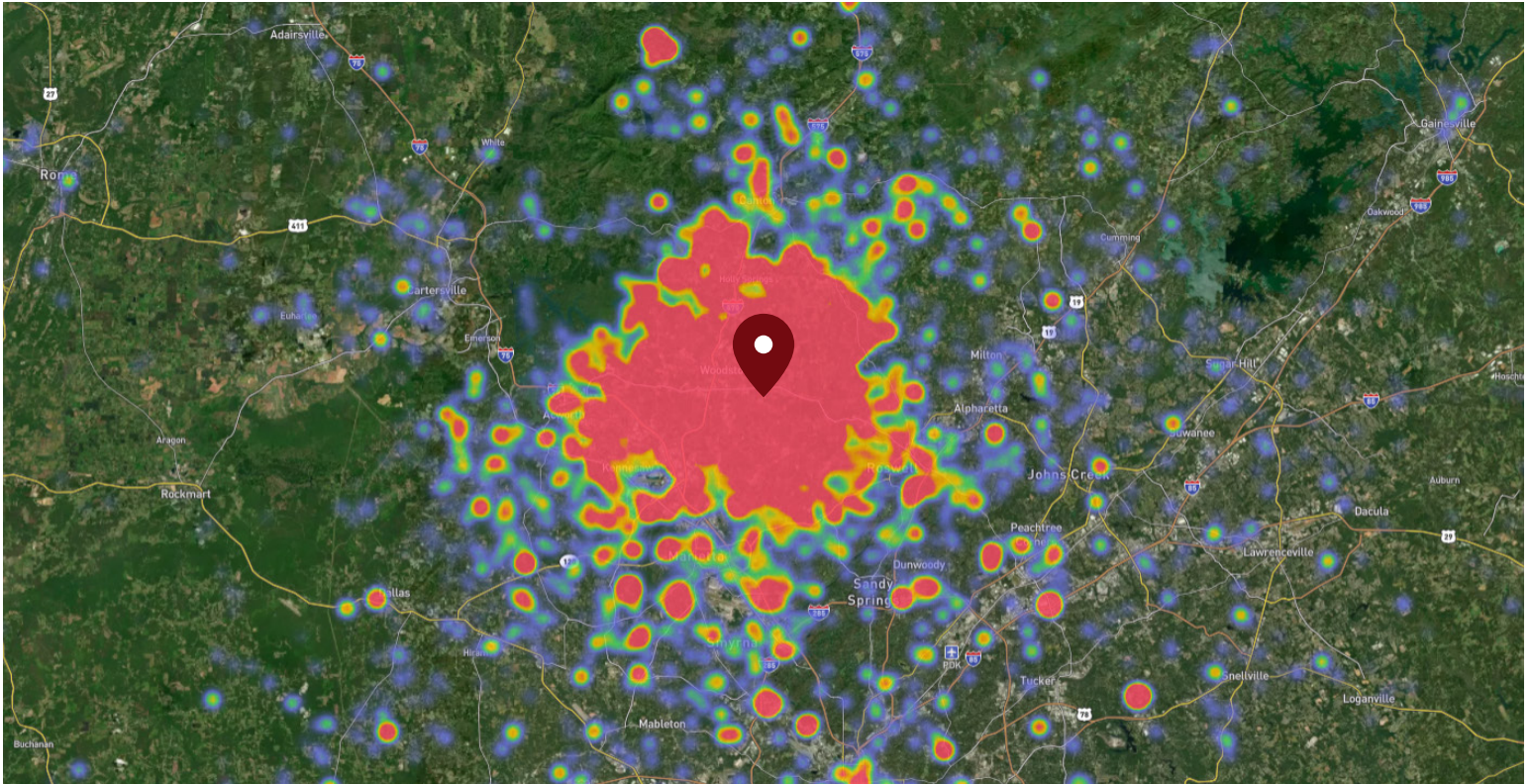


6-7 PM	203,548
1-2 PM	199,809
12-1 PM	189,274

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) March 1, 2022 - February 28, 2023

## SITE VISIT DENSITY



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

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