

PRIME RETAIL SPACE AVAILABLE IN HOSCHTON GEORGIA



PROPERTY DETAILS

Address 175 Peachtree Exchange Blvd
Hoschton GA 30548

Available Square Footage 9,700 sf

Asking Rent Retail Shops: \$45.00/psf (NNN)

Outlots: Make Offer

Anchor Kroger Marketplace

Availability Pad sites available for Ground Lease & retail shop space available for lease. Larger tract behind the Kroger available for purchase.

Daily Traffic Counts (VPD) Hwy 53: 17,100
Peachtree Rd: 5,000

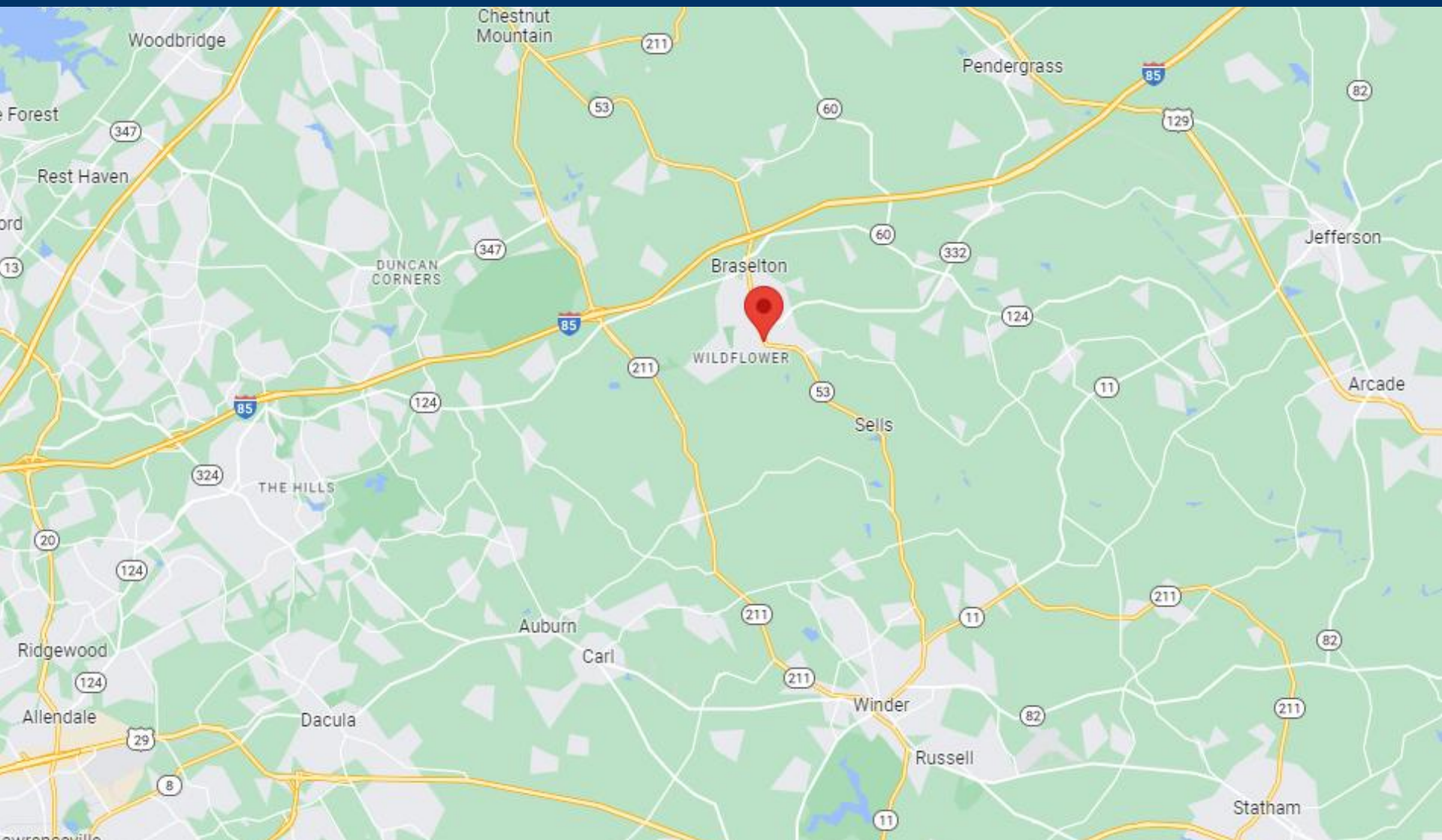


PROPERTY SUMMARY

This brand-new construction Kroger Marketplace anchored center in Hoschton, GA located on Hoschton's main thoroughfare boasts strong demographics and growth. Surrounded by an abundance of new and proposed residential/commercial development, Jackson county continues to be one of the fastest growing counties in the country. A new traffic signal where Peachtree Rd meets Highway 53 brings more value to this center. Now open to the public, retail space is available fronting Highway 53 and outparcels are available for ground lease.

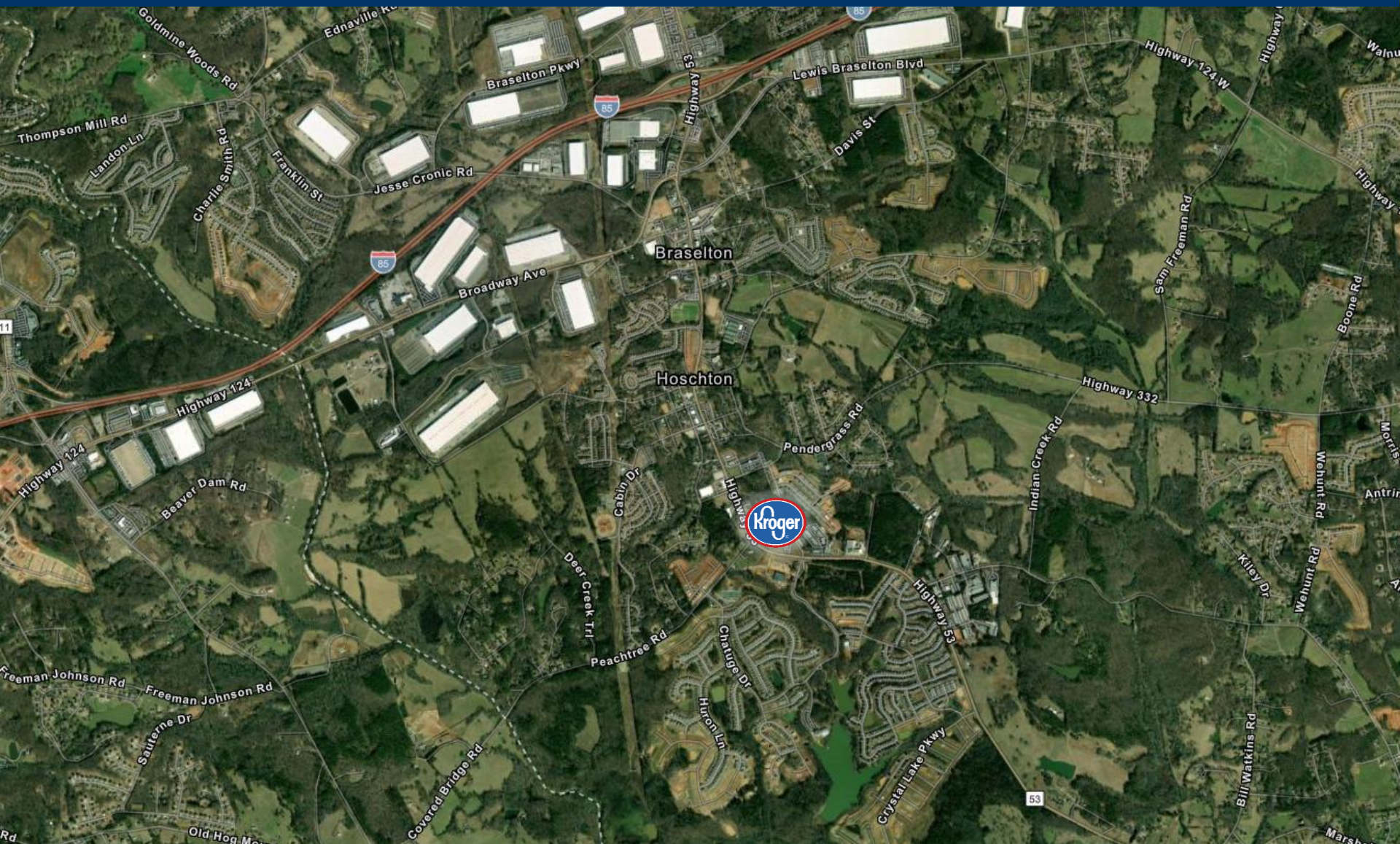
Demographics	AHI	Population
3 miles	\$118,295	15,248
5 miles	\$128,351	50,316
10 miles	\$120,724	220,658

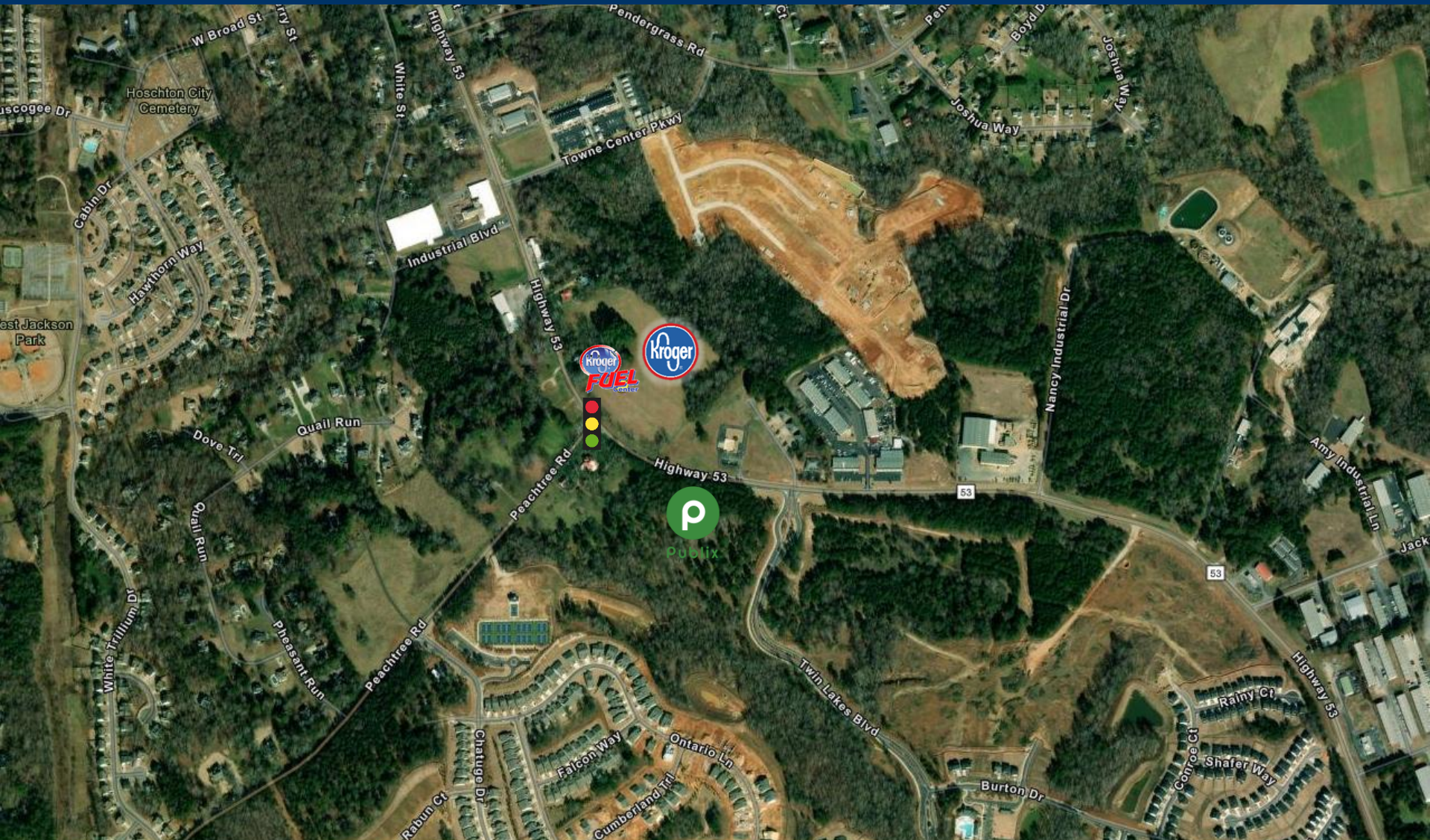




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Retail Space Available : 9,700 sf

+/- 4.22 ac

Outlot 7, 8, 9
+/- 1.35 ac

**Outlot 4 & 5
9,700 sf
available for
lease**

Lot 2
+/- 1.04 ac

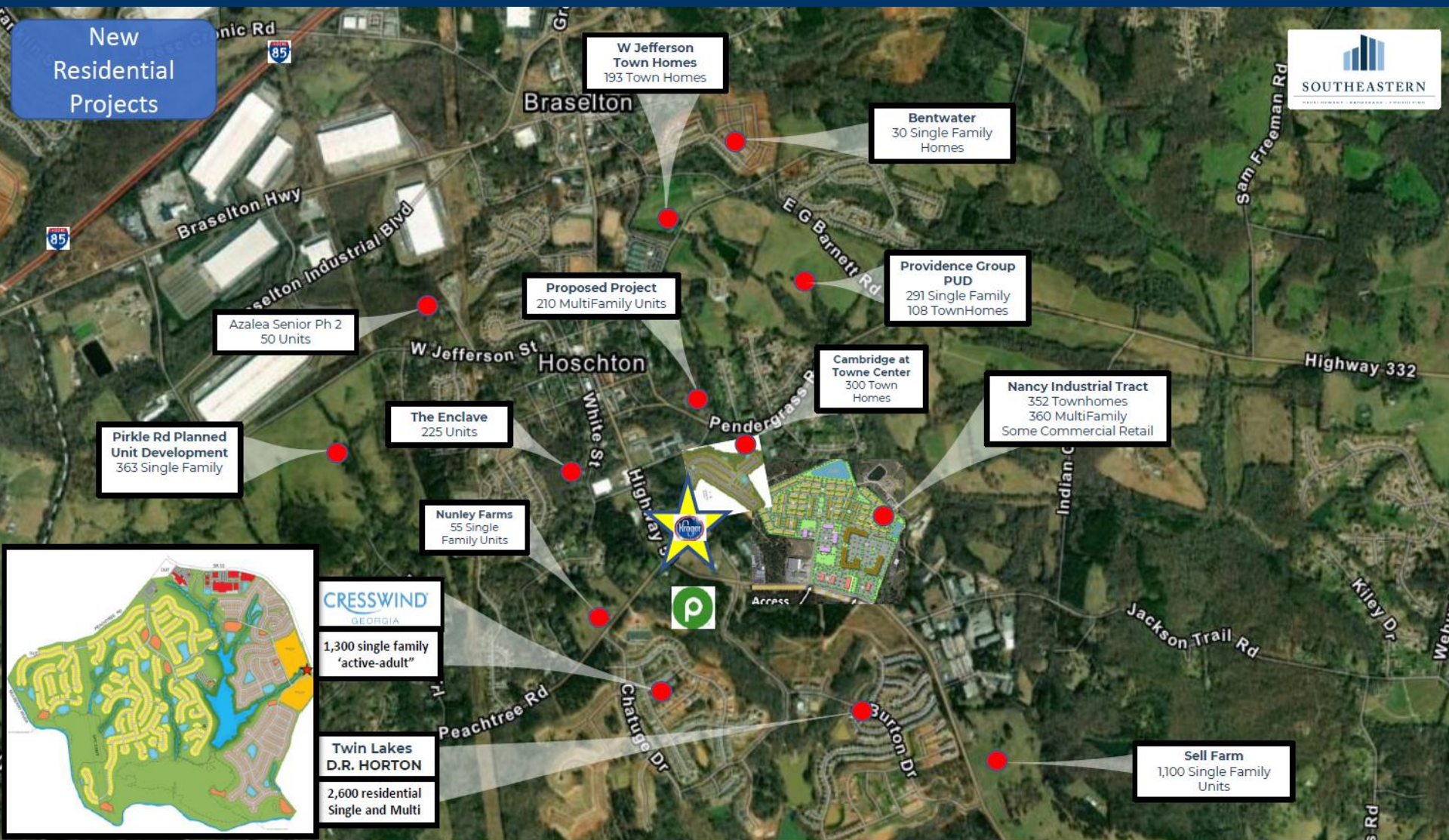
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OVERALL

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706 801 6800

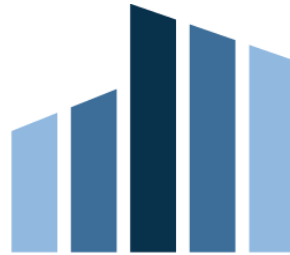


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