

Publix #1786 - Kelleytown Village

3512 Highway 155 N.
McDonough, GA 30281
Lat 33.546, Long -84.137

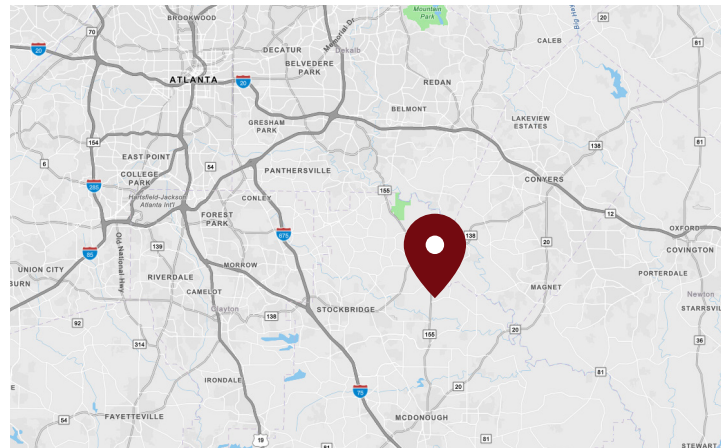
FOR LEASE



1,500 - 3,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-anchored center located in McDonough, Henry's county seat, which consistently ranks as one of the fastest growing counties in Georgia and in the nation.
- Strategically positioned along Highway 155, the main North-South thoroughfare from Interstate 75 to Interstate 285 connecting the residential communities.
- Less than .5 mile from Pleasant Grove Elementary School (497 students), 2 miles from Woodland Middle School (803 students) and Woodland High School (1,482 students).
- Surrounded by a multitude of new housing starts as well as a planned development of senior housing adjacent to the center.
- Combined Traffic Count: 20,800 VPD



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Total Population | 1,089 | 15,796 | 49,512 |
| Daytime Population | 1,031 | 11,172 | 36,285 |
| Total Households | 332 | 5,373 | 17,162 |
| Avg. HH Income | \$117,528 | \$120,251 | \$116,933 |

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

Melody Holley

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SITE PLAN



| Suite | Tenant | Size |
|----------|-------------------|--------|
| ANC | Publix | 48,387 |
| Suite A1 | AVAILABLE | 3,000 |
| Suite A2 | 100% Chiropractic | 2,000 |
| Suite A3 | Touchdown Wings | 1,000 |
| Suite A4 | AVAILABLE | 1,500 |
| Suite A5 | AVAILABLE | 1,500 |
| Suite B1 | Your Pie | 2,500 |
| Suite B3 | Allure Nails | 3,000 |
| Suite B4 | The UPS Store | 1,200 |
| Suite B5 | Scrambled | 2,300 |

TOTAL 66,387



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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



Sunday
Saturday
Friday

OF VISITS

169,499
165,056
158,955

TOP 3 HOURS



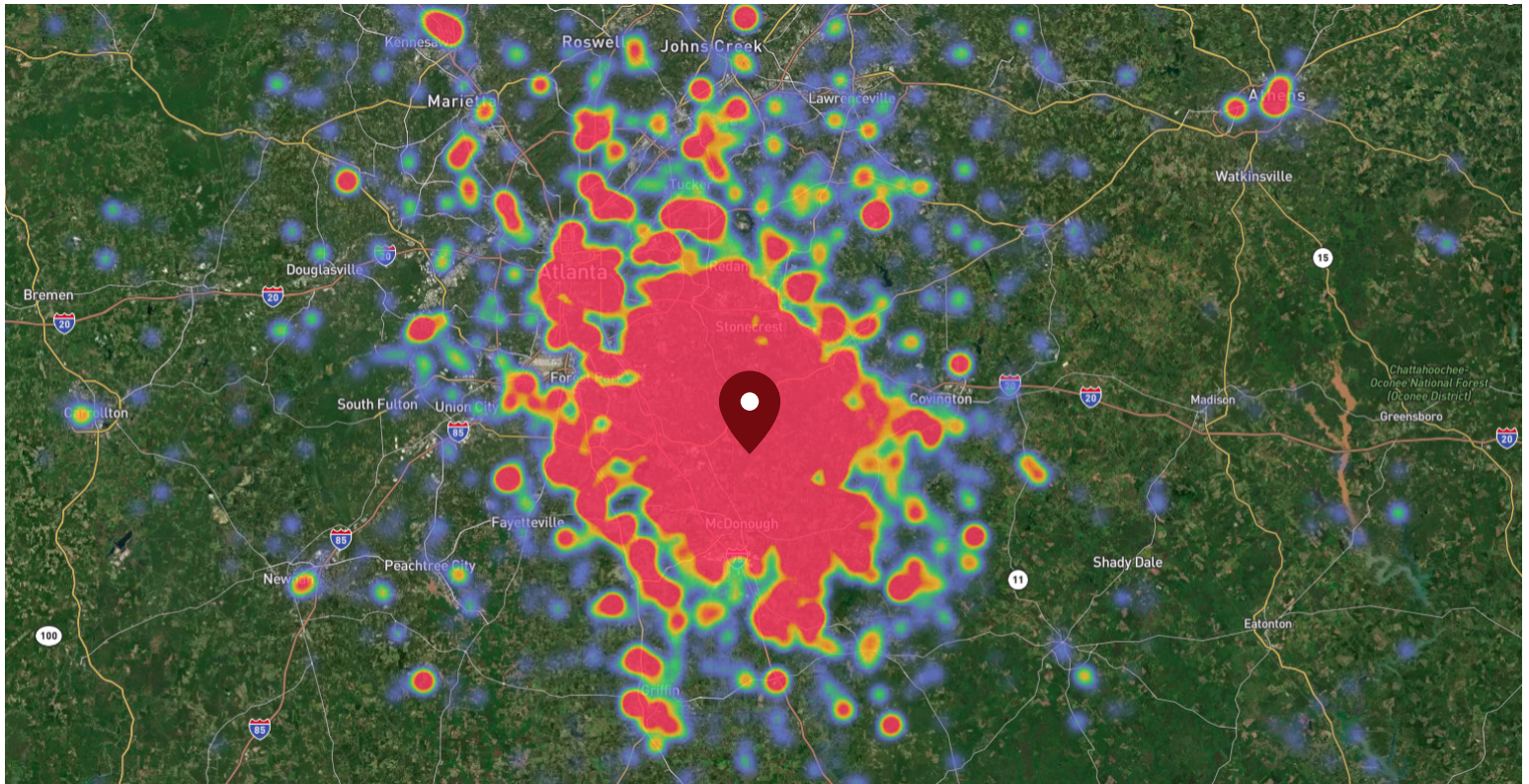
5-6 PM
4-5 PM
6-7 PM

OF VISITS

177,629
160,994
158,577

Data provided by Placer Labs Inc. (www.placer.ai) November 1, 2024 - October 31, 2025

SITE VISIT DENSITY



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

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