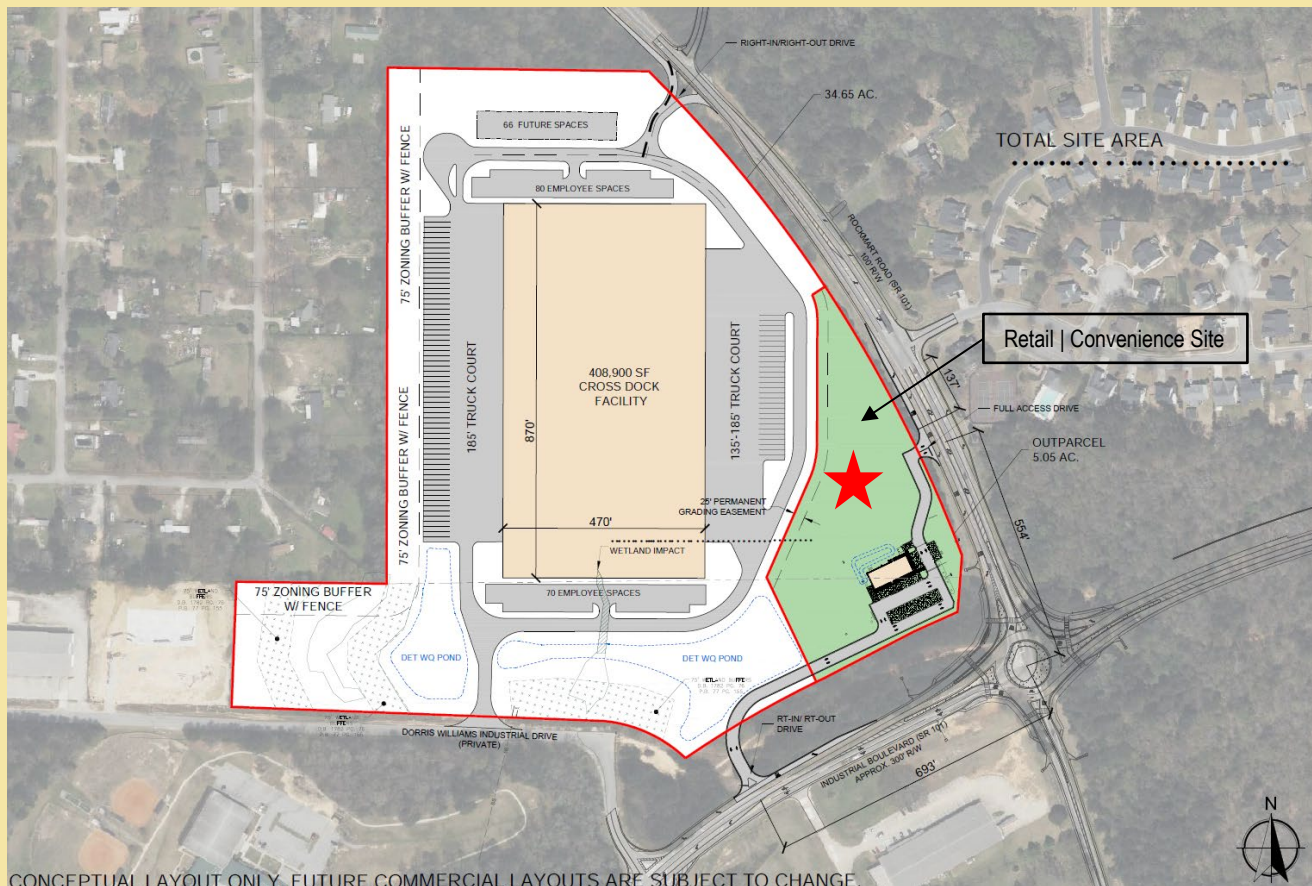




ARTISAN CROSSING

VILLA RICA, GEORGIA

PRIME 5 ACRE RETAIL | CONVENIENCE SITE



CONCEPTUAL LAYOUT ONLY. FUTURE COMMERCIAL LAYOUTS ARE SUBJECT TO CHANGE.

The convenience store site is part of a 40~ acre mixed-use development which includes a 35~ acre, 425,000 sf logistics development, as well as the 5~ acre corner retail | convenience site.

AN

ARTISAN INTERESTS LLC
LAND INVESTMENT

PROPERTY HIGHLIGHTS

- Prime 5~ acre retail | convenience site located on the new Villa Rica By-Pass at the intersection of Industrial Blvd and Rockmart Road
- Artisan Crossing has been master-planned for 35~ acre logistics site and five acre corner convenience store site
- The 35~ acre logistics site has been acquired by Crow Holdings Development, which is now under construction on a 425,000 sf logistics center
- Adjacent to Villa Rica's major industrial park
- Minutes from Interstate 20 in Carroll County, Georgia
- Minutes from Historic Downtown Villa Rica

Traffic Counts [Pre-Opening of New Villa Rica By-Pass]

	Industrial Blvd	Rockmart Rd	Combined
Average Daily Count	14,911	7,487	22,398
Custom Count (Mon – Fri / Morning & Evening)	7,431	3,444	10,875

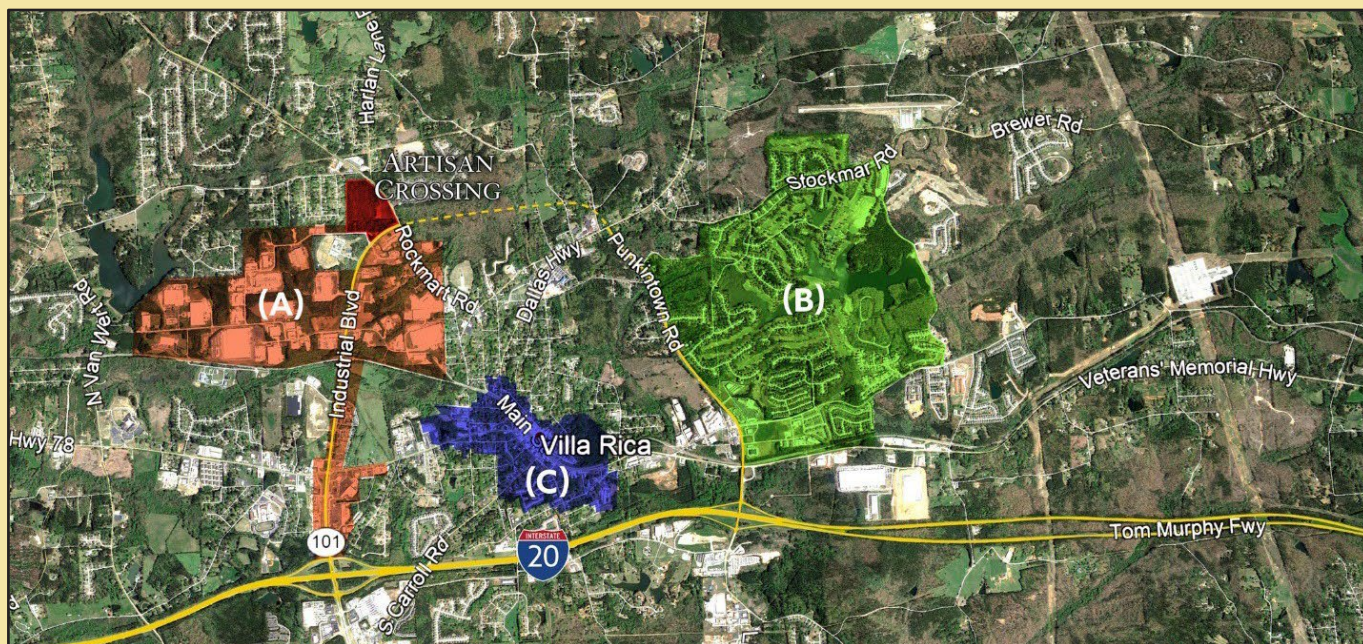
The new Villa Rica By-Pass is currently under construction and is anticipated to be completed in Q4 2025. It will connect Villa Rica's two interstate exits, Industrial Boulevard and Liberty Road.



Demographics: 5-Mile Radius

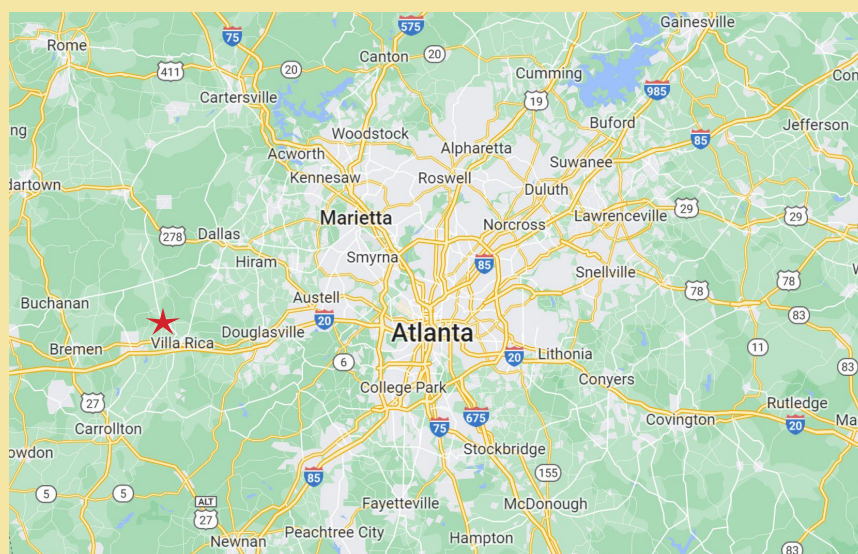
2025 Estimated Population – 43,517
2025 Average Household Income - \$101,445

2030 Projected Population – 48,715
2025 Median Household Income – \$85,838



A) VILLA RICA INDUSTRIAL DISTRICT B) GOLF COURSE RESIDENTIAL DISTRICT C) HISTORIC DOWNTOWN DISTRICT

STRATEGIC LOCATION ON NEW VILLA RICA BY-PASS



SSG REALTY PARTNERS
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