

Publix #1248 - Laurel Canyon Village

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

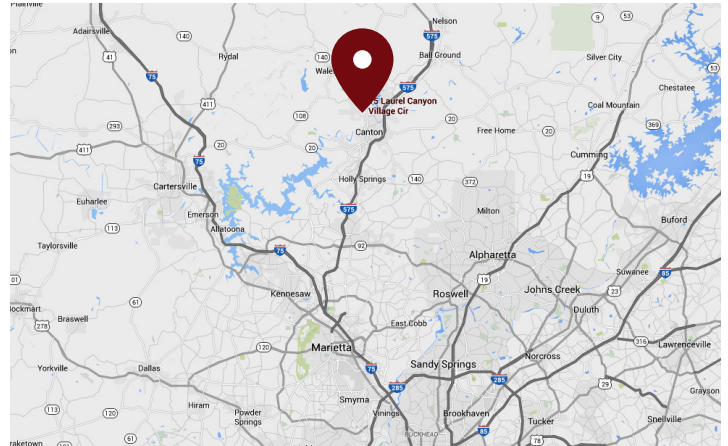
FOR LEASE



1,400 SF & ±1.04 - ±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	13,991	32,875	58,347
Daytime Population	13,001	33,311	56,944
Total Households	5,116	11,554	20,235
Avg. HH Income	\$77,328	\$81,927	\$91,438

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

Melody Holley

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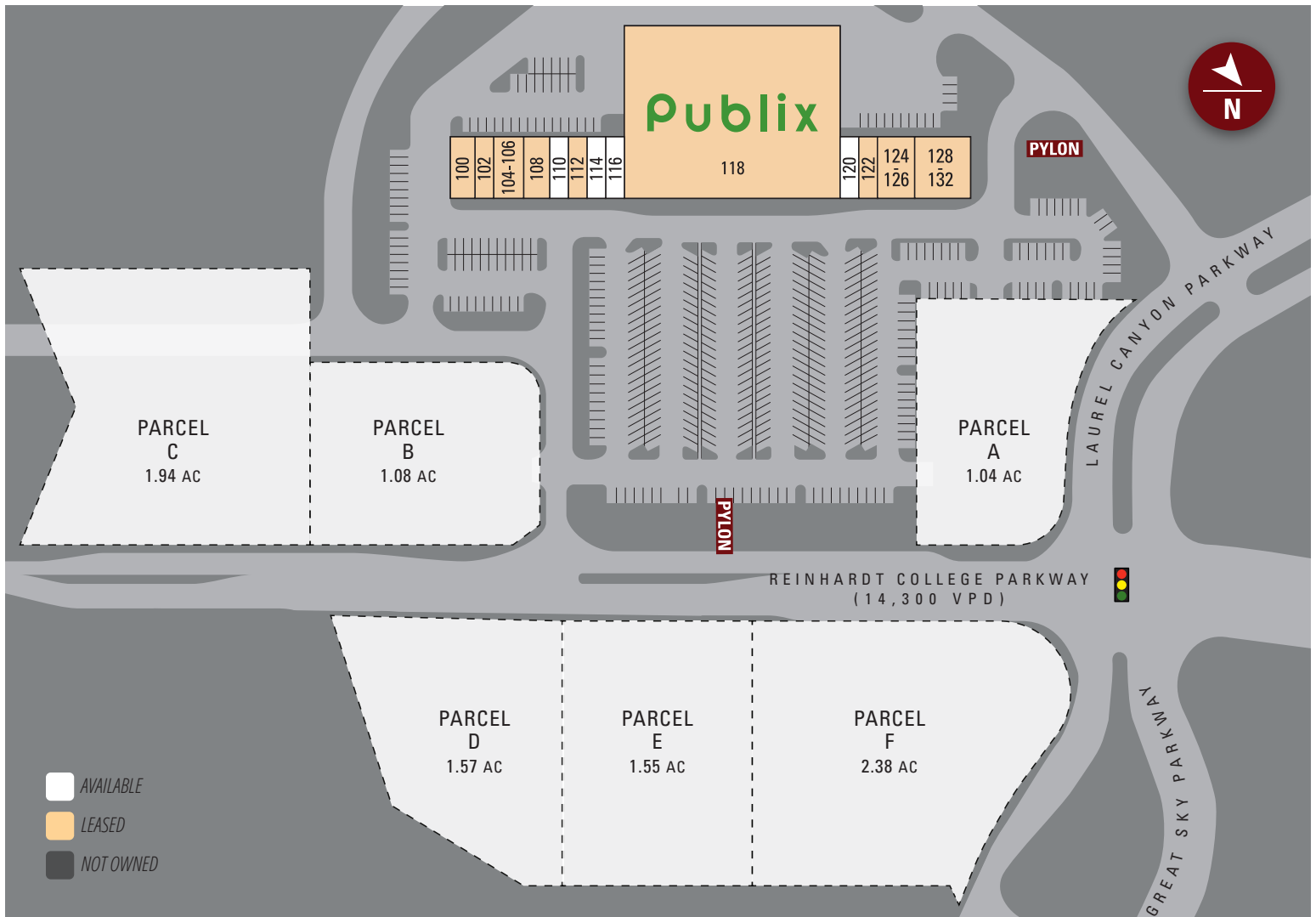
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Suite	Tenant	Size
118	Publix	45,600
100	Laurel Canyon Brewing	1,750
102	The Local Graze	1,400
104-106	Piezano's Pizza	2,520
108	Rice Chinese & Sushi	2,030
110	AVAILABLE (20x70)	1,400
112	Salon Soleil	1,400
114	AVAILABLE (20x70)	1,400
116	AVAILABLE (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	1.04 Acres
OP B	AVAILABLE	1.08 Acres
OP C	AVAILABLE	1.94 Acres
OP D	AVAILABLE	1.57 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



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Friday	101,812
Saturday	99,850
Sunday	97,236

OF VISITS

TOP 3 HOURS

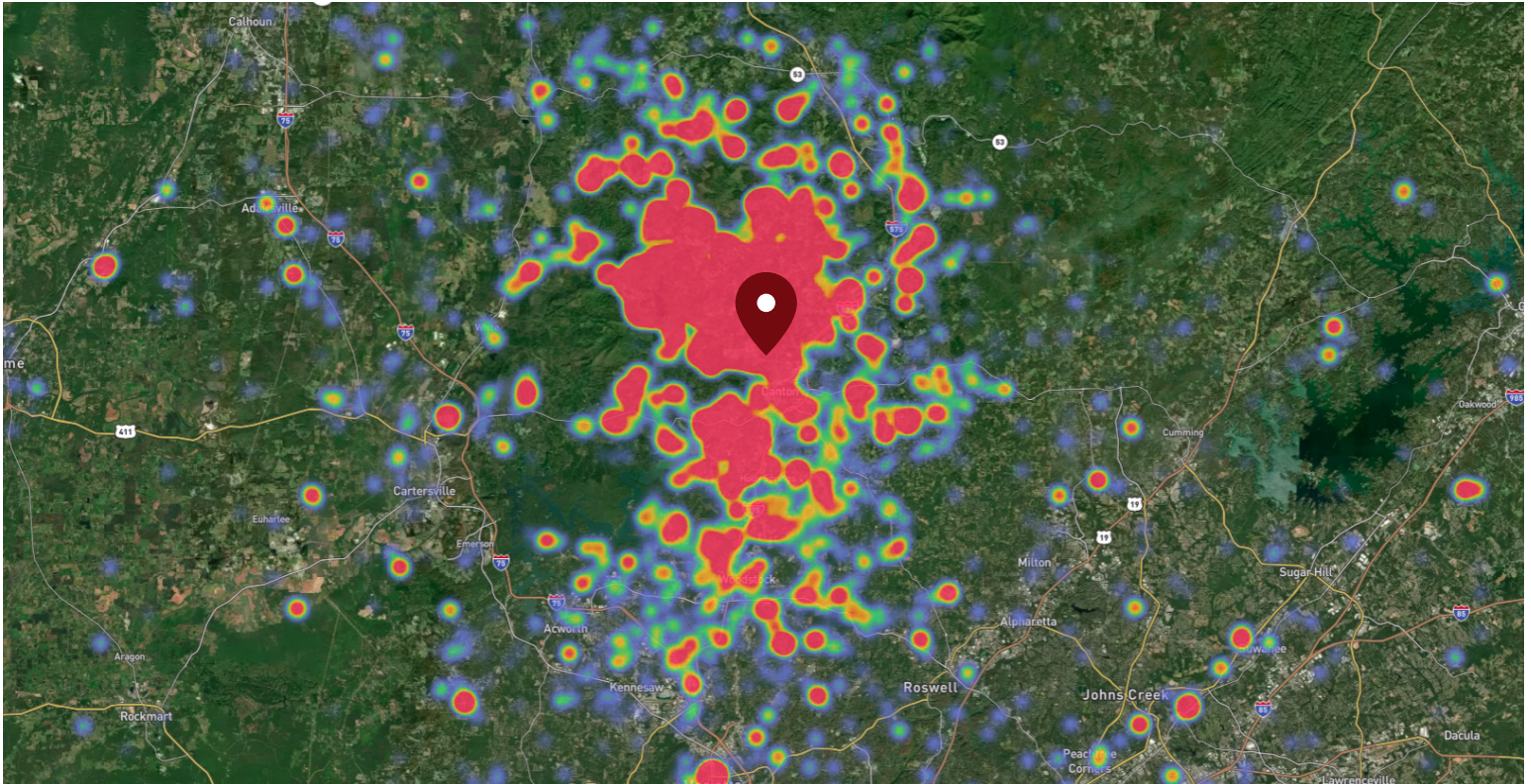


5-6 PM	133,943
4-5 PM	129,806
6-7 PM	128,858

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2021 - May 31, 2022

SITE VISIT DENSITY



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

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