

# LOCUST GROVE SHOPS

595 MARKET PLACE BOULEVARD, LOCUST GROVE, GA 30248

## PROPERTY HIGHLIGHTS

- +/- 3,000 SF Available (can be subdivided)
- Interparcel Access with Well-Performing Walmart Supercenter (2MM Visits/Year)
- Strategically positioned near I-75 and Locust Grove Tanger Outlets
- Restrictions: No Tobacco/Vape, No Chicken as Primary Menu Item

TRAFFIC COUNTS	VEHICLES / DAY
Bill Gardner Parkway	38,000
Interstate 75	101,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	574	5,200	12,486
Total Population	1,382	14,154	35,388
Average HH Income	\$62,332	\$71,249	\$78,500



For More Information

**JACOB LANG**

912.358.1166 x101  
Jacob@LangCRE.com

**MARK SOLARSKI**

912.358.1166 x102  
Mark@LangCRE.com

LANGCRE.COM



**JACOB LANG**  
912.358.1166 x101  
Jacob@LangCRE.com

**MARK SOLARSKI**  
912.358.1166 x102  
Mark@LangCRE.com

**MULTI-FAMILY GROWTH**



**JACOB LANG**  
912.358.1166 x101  
Jacob@LangCRE.com

**MARK SOLARSKI**  
912.358.1166 x102  
Mark@LangCRE.com

**PROPERTY AERIAL**



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	10+ Years
Total Space:	3,000 SF	Lease Rate:	Negotiable

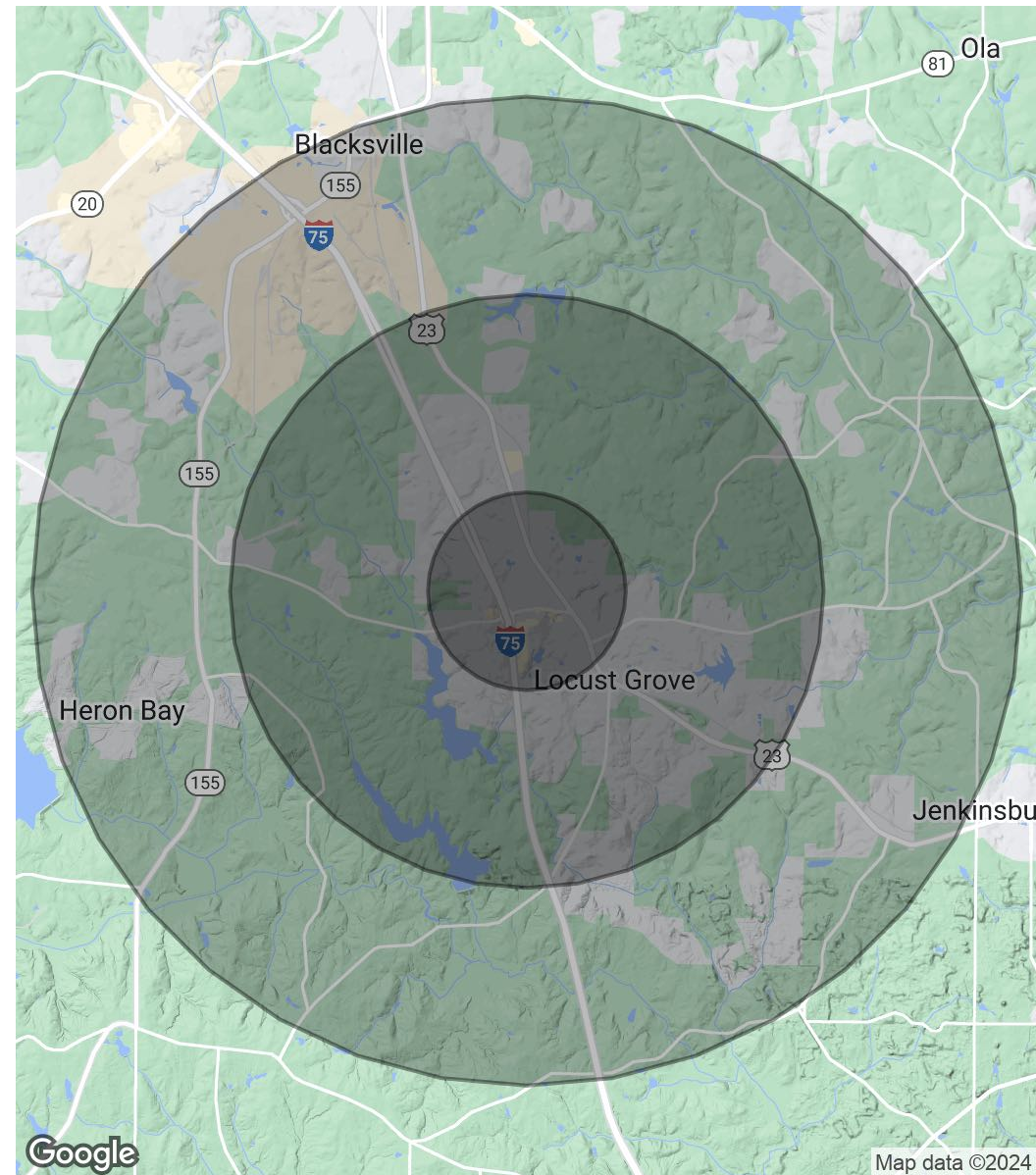
**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE
Suite A	Gong Cha	2,040 SF	NNN	-
Suite B	Available	3,000 SF	NNN	Negotiable

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,382	14,154	35,388
Average Age	35.0	36.2	35.4
Average Age (Male)	30.2	33.1	33.9
Average Age (Female)	37.0	37.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	574	5,200	12,486
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$62,332	\$71,249	\$78,500
Average House Value	\$225,852	\$205,216	\$198,245

\* Demographic data derived from 2020 ACS - US Census



**JACOB LANG**  
 912.358.1166 x101  
 Jacob@LangCRE.com

**MARK SOLARSKI**  
 912.358.1166 x102  
 Mark@LangCRE.com