

FOR
LEASE

GRAYSON COMMONS

1911 Grayson Highway, Grayson, GA 30017



SPACE AVAILABLE | 1,500 & 4,500 SF




PROPERTY HIGHLIGHTS

- ◆ 76,581 SF shopping center anchored by high-performing Kroger grocery store
- ◆ Several signalized access points along Grayson Hwy (Hwy 20) and Rosebud Rd
- ◆ Opportunity for heightened visibility with monument signage at Grayson Hwy entrance
- ◆ Surrounded by high-income households, with over 200 new homes planned adjacent to the center
- ◆ More than 3,000 businesses located within 3-mile radius, with a daytime population of over 30,000

PROPERTY OVERVIEW

Grayson Commons is a popular neighborhood shopping destination for the **Grayson community**, offering a mix of national and local retailers and restaurants. Grayson is one of the fastest growing areas in the Atlanta Metro area.

AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 POPULATION	6,281	60,224	171,532
 HOUSEHOLDS	2,157	19,329	54,516
 AVG HH INCOME	\$139,479	\$128,650	\$125,515

Ackerman Retail

COURTNEY BRUMBELOW

P: 770.913.3905

E: cbrumbelow@ackermanco.net

SUZANNE SHANK

P: 770.913.3943

E: sshank@ackermanco.net

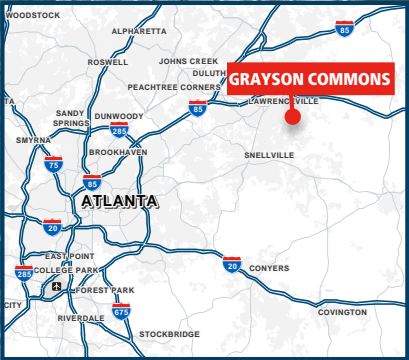
Owned By

 **KIMCO**
REALTY

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STE	TENANT	SIZE
1	2ND GENERATION RESTAURANT AVAILABLE	4,500
2	China Cafe	1,500
3	Grayson Cafe	2,000
4	Jersey Mike's	1,250
5	The UPS Store	1,250
6	State Farm	3,000
7	Marco's Pizza	1,500
8	Nail Network	1,125
9	GNC	1,500

STE	TENANT	SIZE
10	H & R Block	1,500
11	AVAILABLE	1,500
12	Kroger	46,581
13	Three Dog Bakery	3,300
14	Unique Threading	1,125
15	American Deli	1,125
16	Great Clips	1,125
17	OneMain Financial	1,500
18	Wings Sports Grill	3,000

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