

Publix #1188 - West Jackson Crossing

6055 Highway 124 West
Hoschton, GA 30548
Lat 34.106, Long -83.704

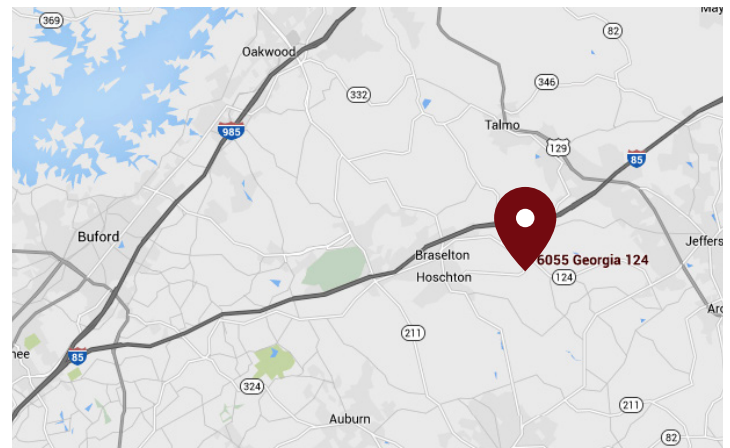
FOR LEASE



1,084 SF & 2 OP'S AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Jackson County, Where the Population and Workforce are on the Rise and Expected to Grow 26% (from 2015 to 2025)
- Strategically Positioned at the Hard Signalized Corner of Highway 124 and Highway 332 Creating Excellent Access and Visibility
- Just One Mile from the Entry to Traditions of Braselton, a 1,140 Acre Master-Planned Country Club Community with an 18 Hole Golf Course and 1.5 Miles from West Jackson Middle School (983 Students) and Gum Springs Elementary School (822 Students)
- Benefits from the Interstate-85 Industrial Corridor Which Serves the State's Northeast Industrial Market and Home to an Amazon Fulfillment Center (2,500 Employees), Bed, Bath & Beyond Distribution Center (1,200 Employees), Wayne's Farm Poultry Processing (1,100 Employees) and Kubota Manufacturing



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,938	12,814	28,626
Daytime Population	1,718	9,504	25,864
Total Households	628	4,265	9,615
Avg. HH Income	\$131,920	\$116,756	\$109,551

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

Melody Holley

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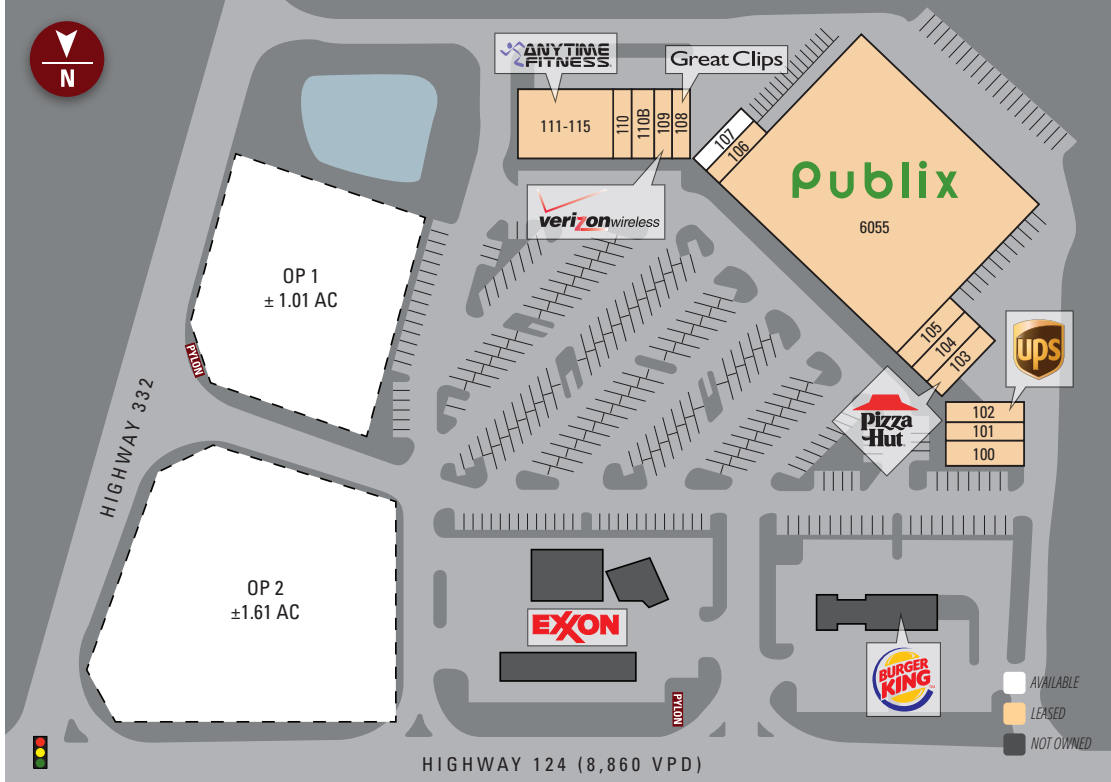


www.crossmanco.com

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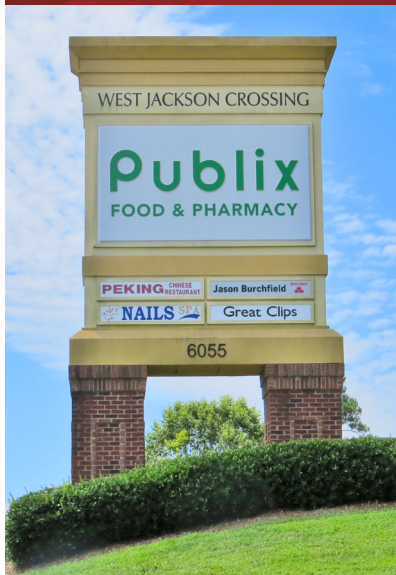
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SITE PLAN



Suite	Tenant	Size
6055	Publix	45,600
100	Magnolia Veterinary Hospital	1,806
101	Peking Chinese	1,260
102	The UPS Store	1,264
103	Pizza Hut	1,445
104	Nails Spa	1,440
105	Studio 124 Hair Salon	1,414
106	State Farm Insurance	1,054
107	AVAILABLE	1,084
108	Great Clips	1,260
109	Verizon Wireless	1,264
110	Benchmark Physical Therapy	1,340
110B	WNB Factory	1,550
111-115	Anytime Fitness	6,855
	Unleasable	10
OP1	AVAILABLE	±1.01 Acres
OP2	AVAILABLE	±1.61 Acres

TOTAL 68,646



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **107,300**

EST. # OF VISITS ANNUALLY

 **972,300**

AVG. VISITS / CUSTOMER

 **9.07**

AVG. LENGTH-OF-STAY / VISIT

 **47 MIN**

TOP 3 DAYS



Sunday	154,372
Saturday	146,753
Friday	141,849

OF VISITS

TOP 3 HOURS

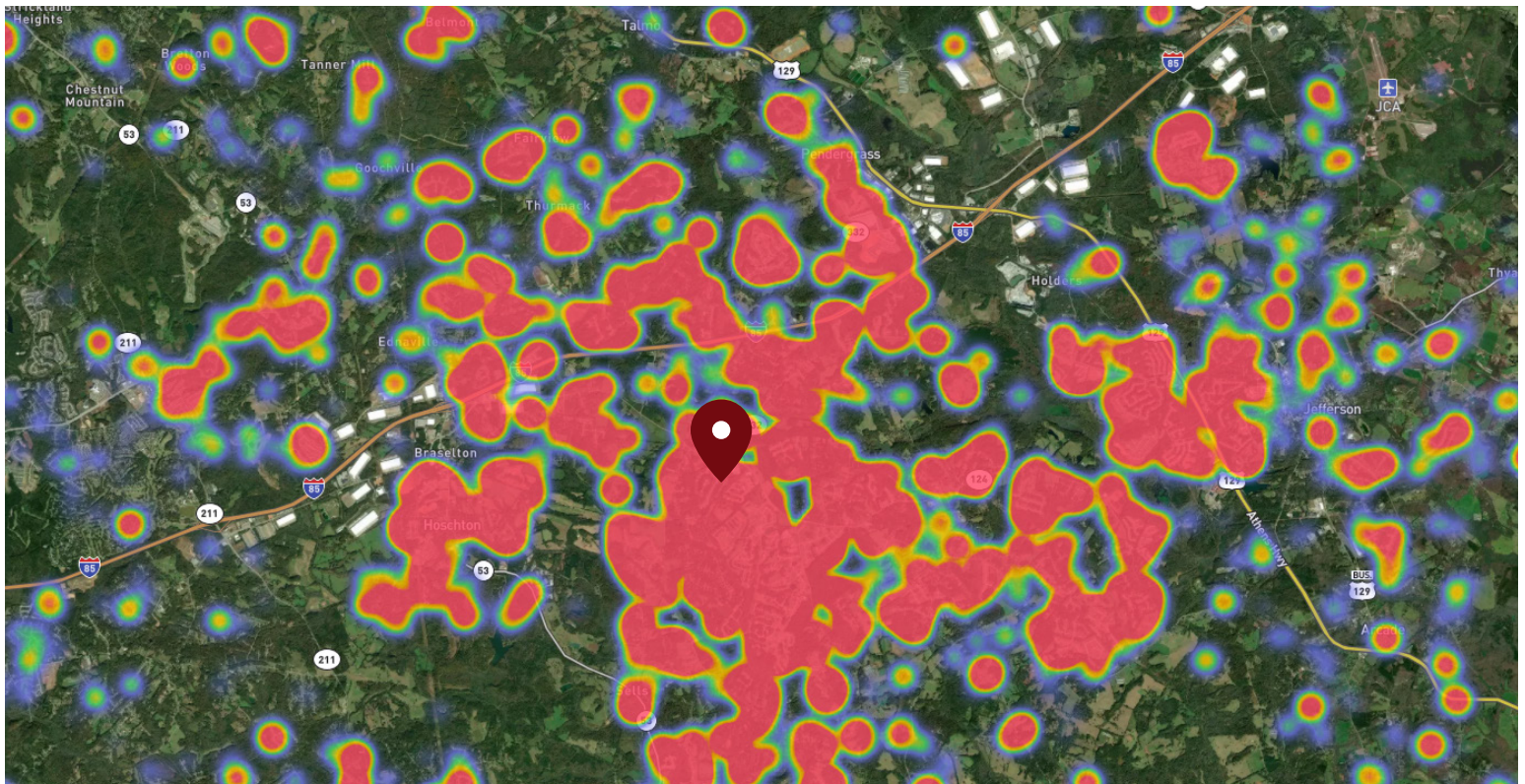


5-6 PM	176,387
4-5 PM	172,308
6-7 PM	158,835

OF VISITS

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

SITE VISIT DENSITY



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

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