

THE SHOPS AT

TUCKER DEPOT



Overview

Main Street end cap and warehouse/brewery space separately available for lease.

Located in historic Downtown Tucker and adjacent to the Tucker Path, Tucker Town Green, and within the open-container district.

Successful co-tenants include The Local No. 7, Trio Nails, Nicky's Undefeated, and PERC Coffee.



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Leasing Plan



Main Street

Town Green
Under Construction

Tucker Path

Available

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Park Fronting

Tucker Path

Town Green
Under Construction

Available

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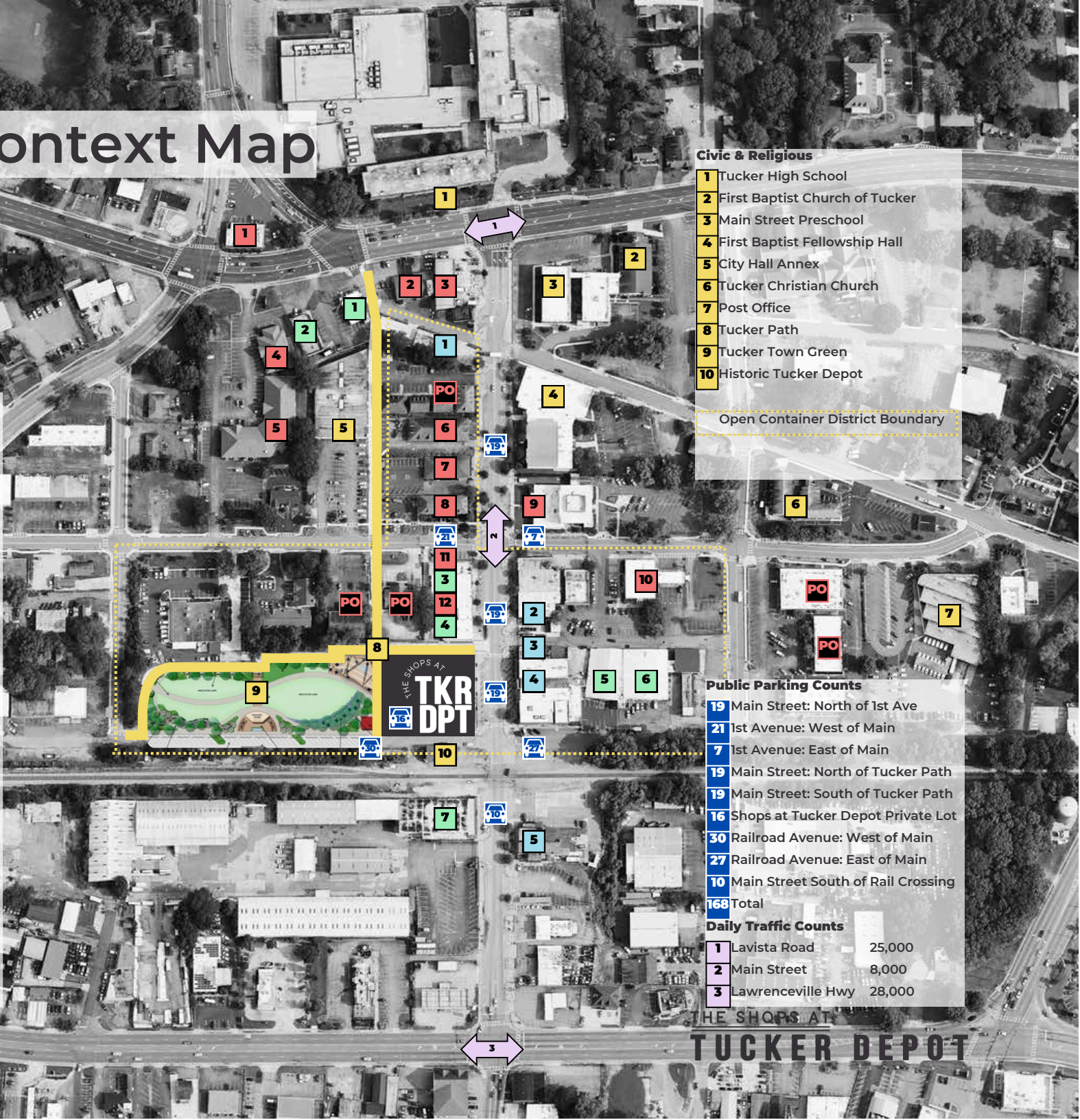


Tucker Context Map

- Restaurants**
- 1 Corner Cup Coffee
 - 2 Ford's BBQ
 - 3 Village Burger
 - 4 Munster Cravings
 - 5 Matthew's Cafeteria
- Merchants**
- 1 Infinite Realities Comics
 - 2 Georgia Gifts & More
 - 3 Wine & Whimseys
 - 4 Palative Pharmacy Solutions
 - 5 Treasures on the Railroad
 - 6 5 Star Custom Upholstery
 - 7 Cofer Brothers Lumber
- Services**
- 1 Tucker Animal Hospital
 - 2 Emory at Tucker Primary Care
 - 3 Wilkinson Tire Center
 - 4 Luxe Nail Bar Salon
 - 5 Eric's Fit Lab
 - 6 Georgia Eye Associates
 - 7 Georgia Clinic at Tucker
 - 8 Tandem Bank
 - 9 PNC Bank
 - 10 Bank of America
 - 11 Furbusters
 - 12 The Math Depot
 - PO Various Professional Offices

- Civic & Religious**
- 1 Tucker High School
 - 2 First Baptist Church of Tucker
 - 3 Main Street Preschool
 - 4 First Baptist Fellowship Hall
 - 5 City Hall Annex
 - 6 Tucker Christian Church
 - 7 Post Office
 - 8 Tucker Path
 - 9 Tucker Town Green
 - 10 Historic Tucker Depot
- Open Container District Boundary

- Public Parking Counts**
- 19 Main Street: North of 1st Ave
 - 21 1st Avenue: West of Main
 - 7 1st Avenue: East of Main
 - 19 Main Street: North of Tucker Path
 - 19 Main Street: South of Tucker Path
 - 16 Shops at Tucker Depot Private Lot
 - 30 Railroad Avenue: West of Main
 - 27 Railroad Avenue: East of Main
 - 10 Main Street South of Rail Crossing
 - 168 Total
- Daily Traffic Counts**
- 1 Lavista Road 25,000
 - 2 Main Street 8,000
 - 3 Lawrenceville Hwy 28,000



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Tucker Town Green

A \$6.5 Million project to create a central gathering space in downtown Tucker.

The City acquired the 1.9-acre lot behind The Shops at Tucker Depot in late 2021.

Groundbreaking occurred in October 2024, with completion expected in Summer 2025.



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Tucker Town Green

The project will provide:

- A plaza area providing shaded seating
- Covered event stage to host a concert series
- Play areas for children and water features
- 30 new parking spaces on railroad avenue
- Trash facility adjacent to property for tenant use

Tucker Town Green

The park is designed to serve as a versatile community space.

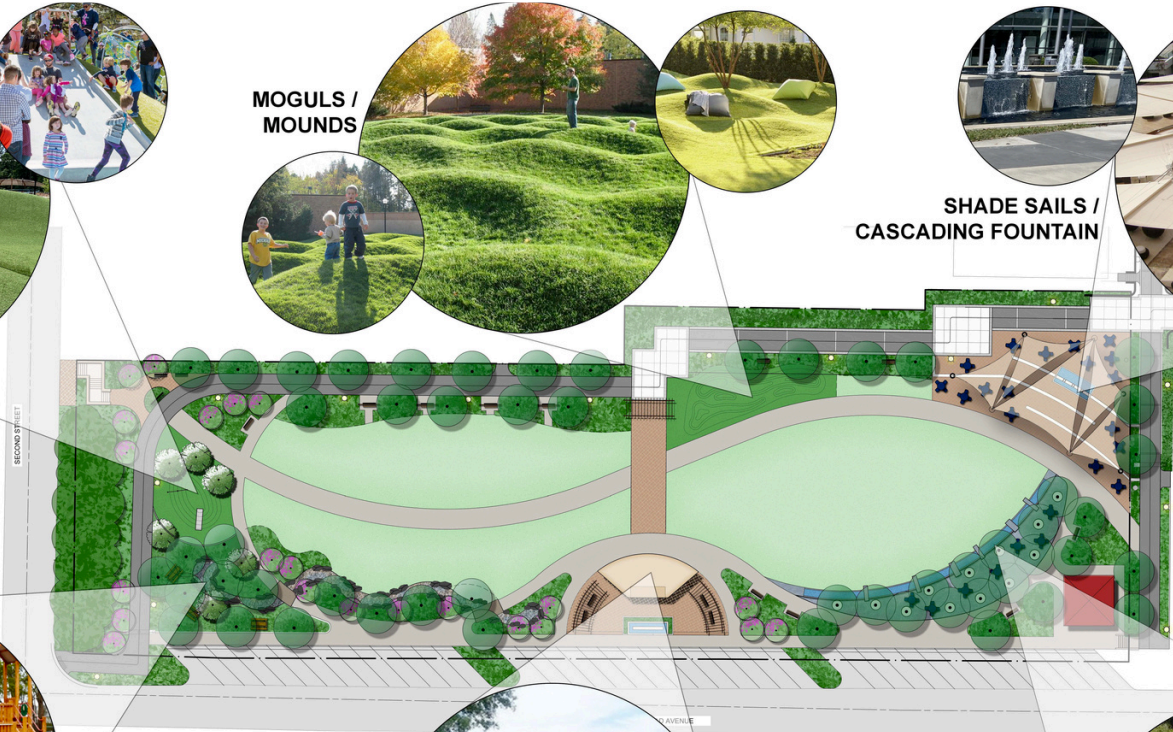
SPECTATOR BERM



MOGULS /
MOUNDS



SHADE SAILS /
CASCADING FOUNTAIN



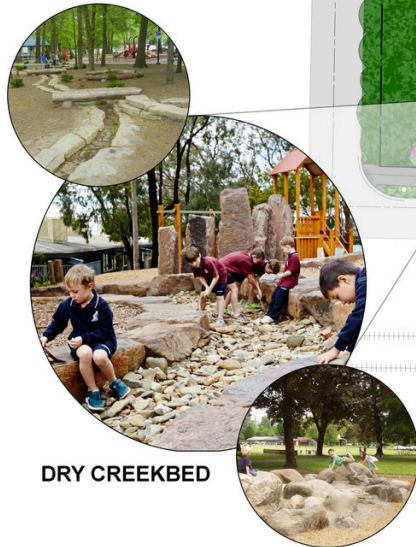
ENTRY PLAZA /
STAGE / WATER WALL



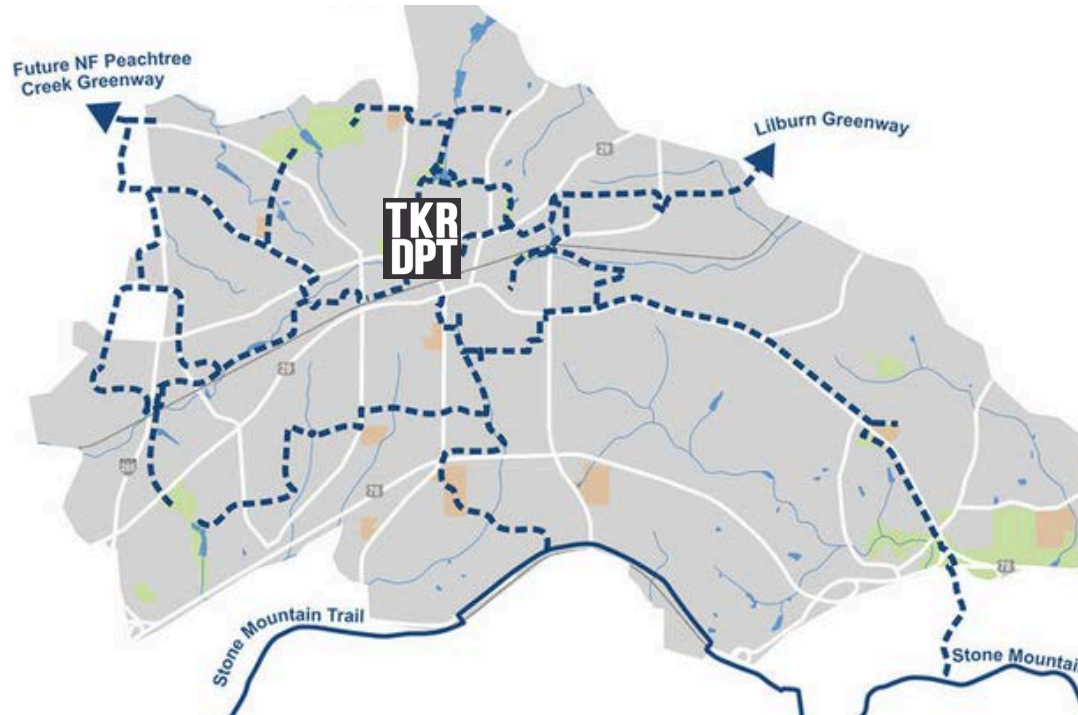
RUNNEL /
RAISED WATER TROUGH



DRY CREEKBED



Tucker Path



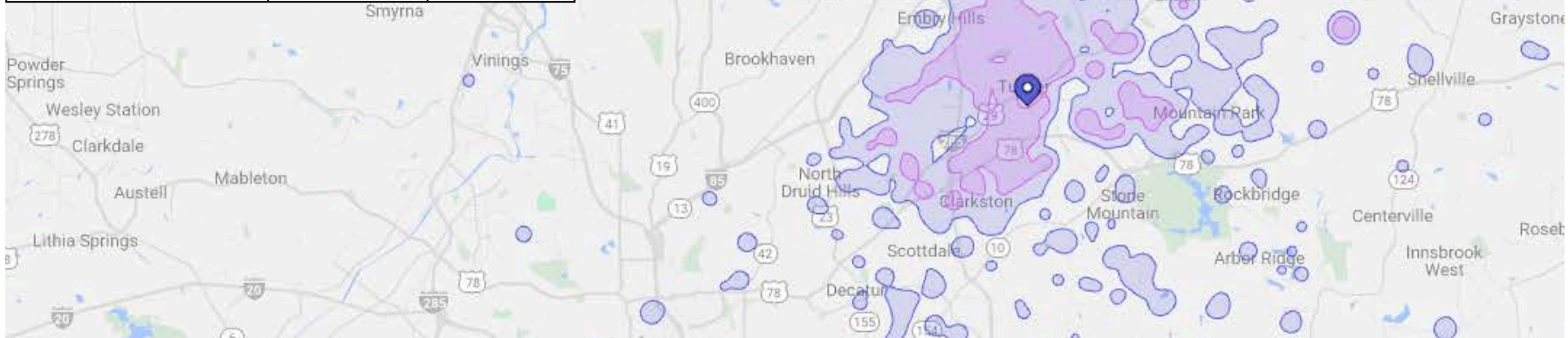
The Tucker PATH is a planned 32-mile multi-use trail system designed to connect residential areas with schools, parks, downtown Tucker, and commercial zones.


Since adopting the Tucker PATH Master Plan in April 2019, the City of Tucker has constructed the Tucker Model Trail Segment, which intersects at the corner of The Shops at Tucker Depot.

The next phase, currently in design and right-of-way acquisition, will be a 10' wide trail connecting Tucker to the Northlake mall area.

Trade Area Demographics

Captured Trade Areas	Core Trade Area	Primary Trade Area
Annual Visits	72,050	108,075
Avg HH Inc	\$118,282	\$118,541
Median House Value	\$449,027	\$425,433
Bachelor's Degree	55%	53%



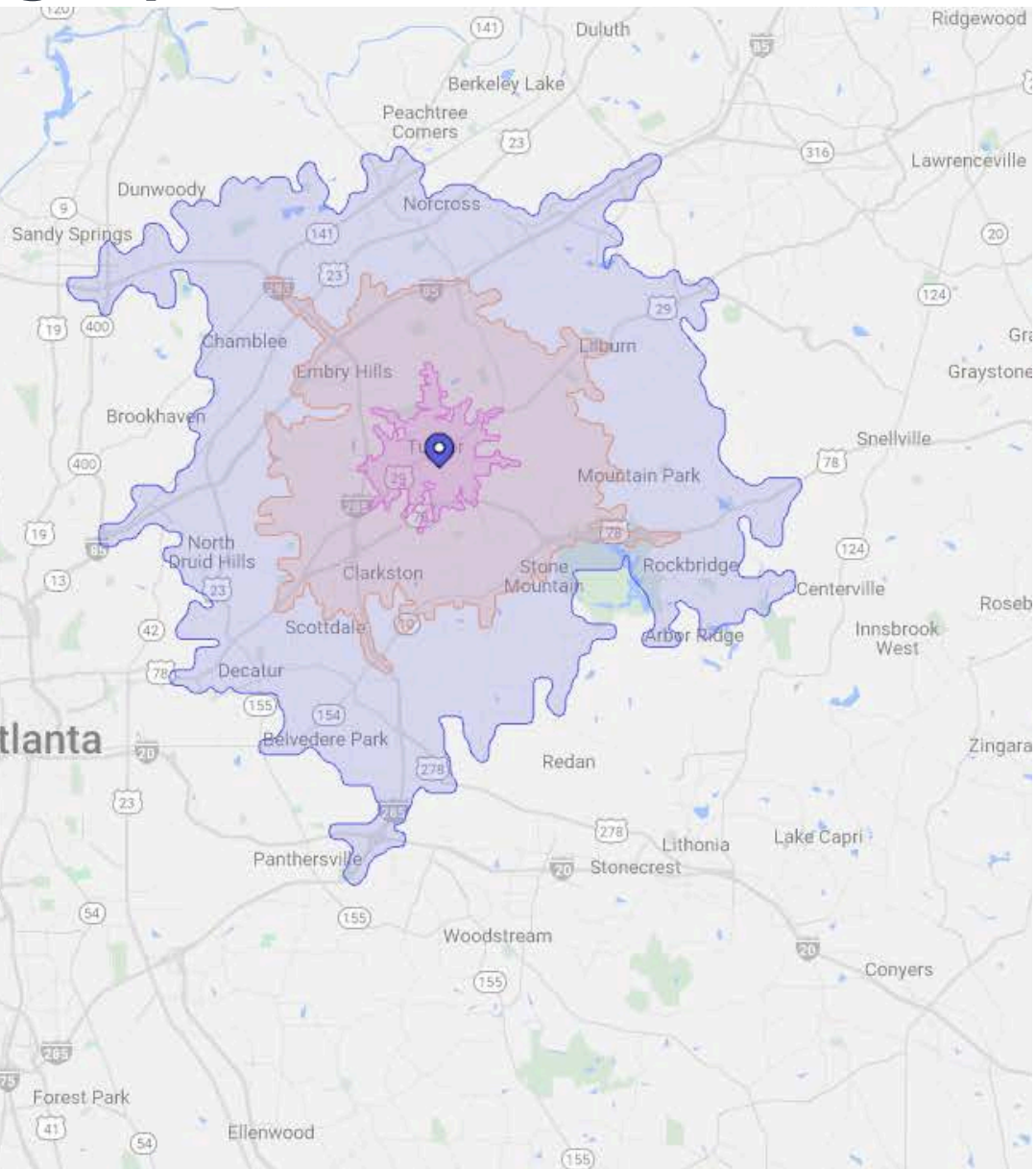
<u>Top Experian Mosaic Segments</u> 	Primary Trade Area
Booming With Confidence	23%
Suburban Style	16%
Power Elite	13%
Golden Year Guardians	6%
Flourishing Families	6%
Bourgeois Melting Pot	6%


Core Trade Area represents area from which 50% of visits to Shops at Tucker Depot originated
 Primary Trade Area represents area from which 75% of visits to Shops at Tucker Depot originated
 Source: Placer Labs Inc. True Trade Area, Dec 1st, 2023 - Nov 30th, 2024



Drive Time Demographics

Captured Trade Areas	5 Minutes	10 Minutes	15 Minutes
Population	15,403	163,836	528,739
Avg HH Inc	\$116,275	\$91,672	\$98,907
Median House Value	\$487,438	\$470,972	491,332
Bachelor's Degree	29%	23%	24%



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Flourishing Families	6%
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Contact information

Taylor Lanier

(404) 431-0226

taylor.lanier@anvilre.com

