

PRIME RETAIL SPACE AVAILABLE IN LOCUST GROVE, GEORGIA



PROPERTY DETAILS

Address Hwy 155 & Bill Gardner
Pkwy
Locust Grove, GA

**Estimated
Completion
Date** Q2-Q3 2026

**Available
Square Footage** +/- 12,500 sf

Asking Rent Retail Shops: \$35.00/psf
(NNN)

Outlots: Make Offer

Anchor Kroger Marketplace

Availability Pad sites available for
ground lease/purchase &
retail shop space available
for lease.

**Daily Traffic
Counts (VPD)** Hwy 155: 20,000
Bill Gardner: 11,500

DEMOGRAPHICS

HHI

Population

3 miles

\$108,751

15,955

5 miles

\$91,722

52,223

10 miles

\$89,182

203,800



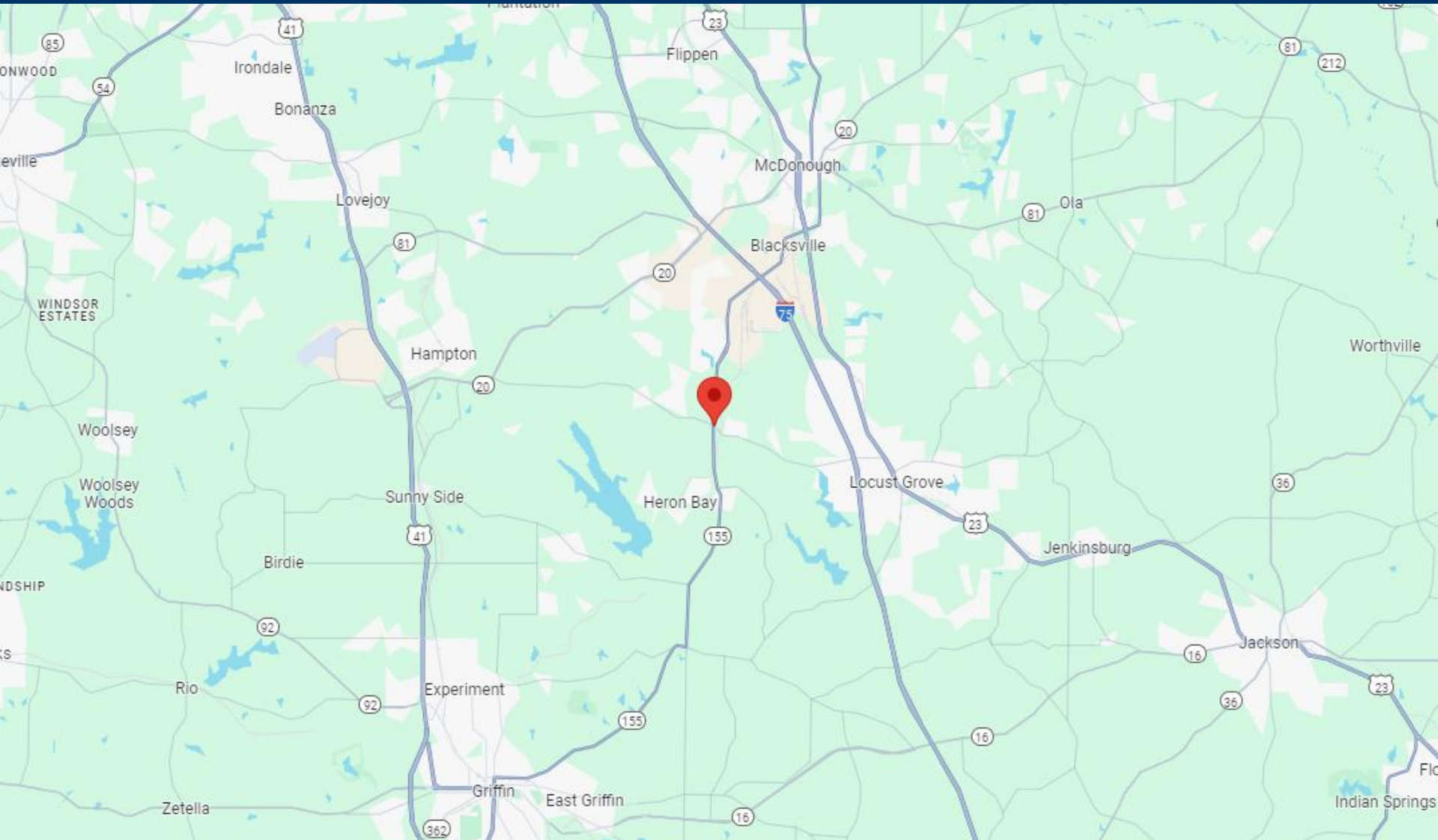
PROPERTY SUMMARY

This brand-new Kroger Marketplace anchored center in Locust Grove, GA is located at the intersection of Hwy 155 and Bill Gardner Parkway. This prime location offers high visibility and accessibility, ensuring maximum exposure to both residents and passing traffic. This new Kroger Marketplace will serve as the anchor tenant, providing a robust draw of customers with its expansive grocery offerings and additional departments including pharmacy, apparel, electronics, and home goods. Set to open late 2026, there will be +/- 12,500 square feet available of retail shop space for lease. Also, outparcel availability for ground lease and sale will present unique opportunities for businesses looking to establish a presence in a new commercial development in Locust Grove.



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Hwy 155 & Bill Gardner Parkway
Locust Grove, GA



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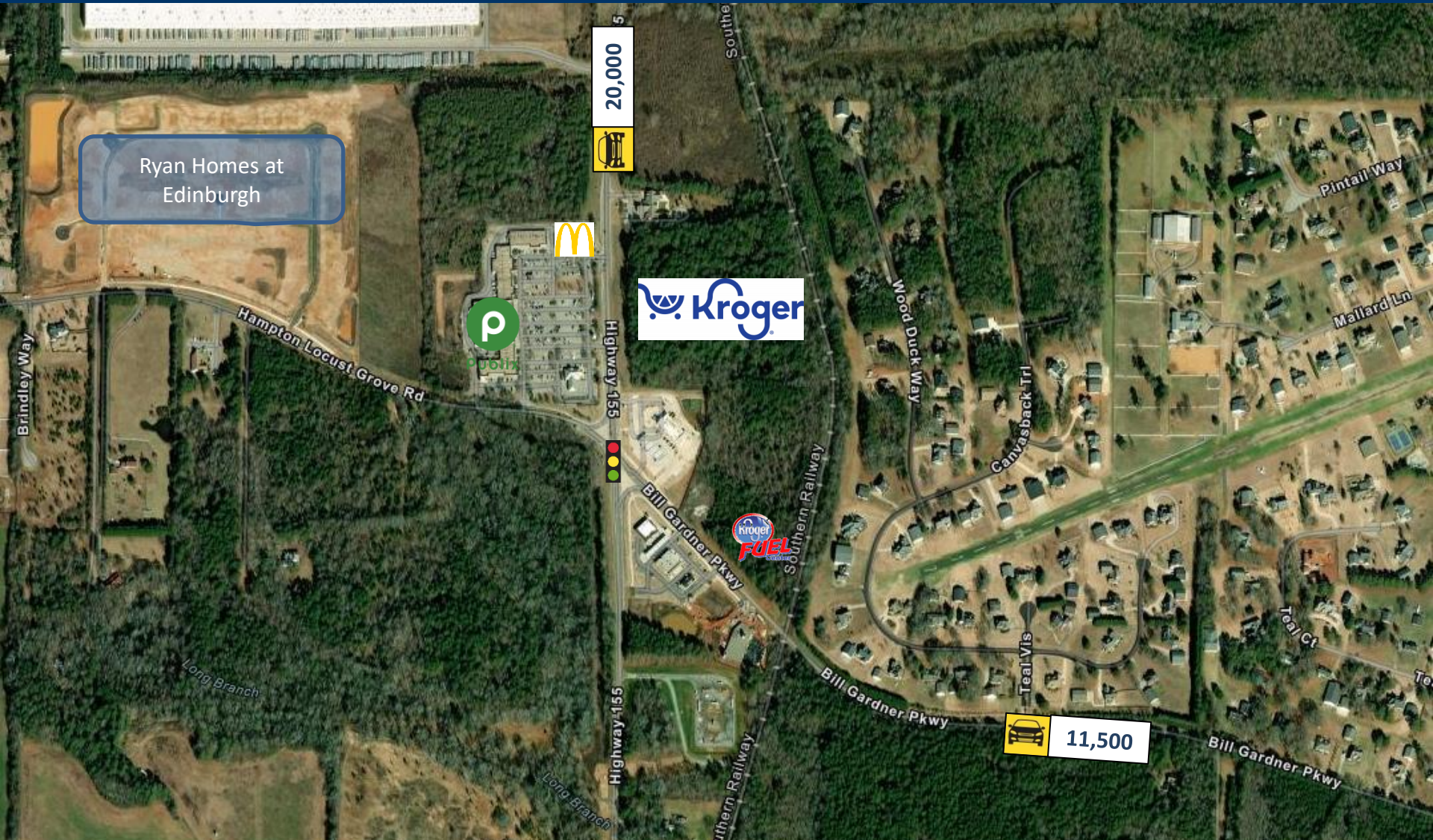
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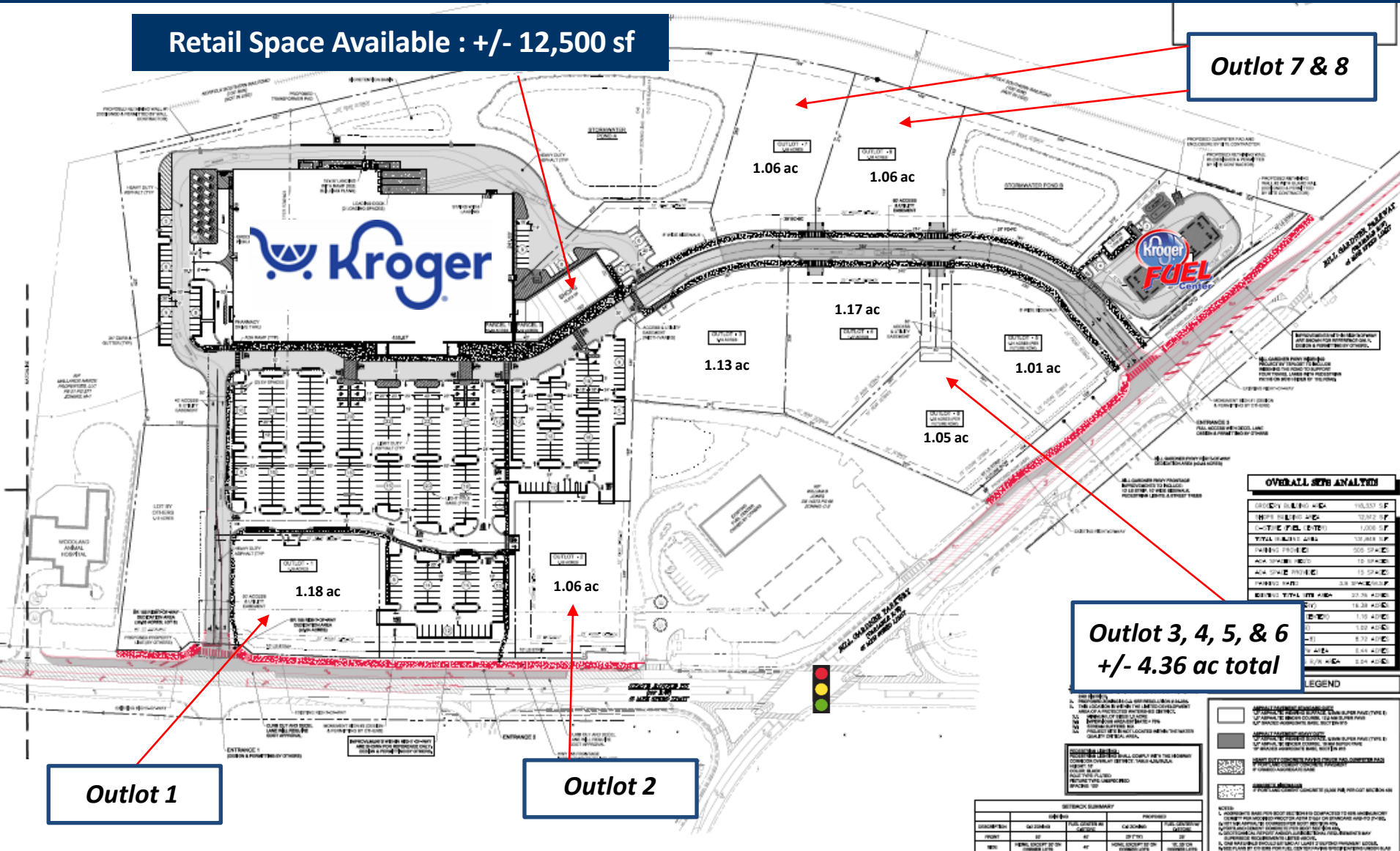
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Retail Space Available : +/- 12,500 sf

Outlot 7 & 8



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SHOP RENDERINGS



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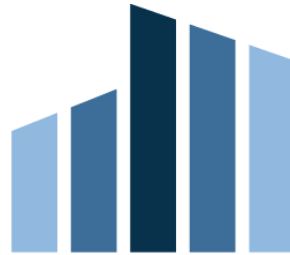
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