

MIXED-USE DEVELOPMENT OPPORTUNITY

300 MARKET PLACE BOULEVARD, LOCUST GROVE, GA 30248

PROPERTY HIGHLIGHTS

- +/- 38.25 Acres Zoned C-2 (General Commercial)
- Adjacent to 2MM SF Gardner Logistics Park (Home Depot, Radial, Love's Travel Stops)
- Interstate 75 Frontage with Convenient Access
- Rapidly Expanding Retail Trade Area with Destination (Tanger Outlets Locust Grove) and Need-Based (Walmart, Ingles, Starbucks) Tenants
- Multi-Family Lot: +/- 31.25 AC
- Self Storage Lot: +/-3.85 AC
- Retail Lot: +/- 3.15 AC

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

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	298	9,521	40,976
Total Population	939	29,473	123,198
Average HH Income	\$74,735	\$68,436	\$67,839



For More Information

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LOCATION DESCRIPTION

Located in Henry County, Georgia at the intersection of Bill Gardner Parkway and Market Place Boulevard and less than 0.25-miles from Interstate 75 this +/- 38.25 acre parcel is ideally suited for mixed-use development. The property sits adjacent Walmart Supercenter and the new 2MM SF Gardner Logistics Park. Interstate 75 is the primary travel corridor linking Atlanta to Macon and is easily accessed from the property.

Henry County is a growing community located in the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area. Located only 20-miles southeast of Atlanta's business core, Henry County is strategically positioned to serve as Metro Atlanta's connector to advanced manufacturing, transportation, and distribution. With direct rail service from Norfolk Souther Railroad and the metro's best access to the Port of Savannah via Interstate 75, Henry County is less than 2 hours away by air and 2 days by truck to 80 percent of the United States. According to 2019 data from the Atlanta Regional Commission, Henry County was the second fastest growing county in the region. Major employers include Henry County Schools (4,950 employees), Luxottica Retail Group (2,000 employees), and Piedmont Henry Hospital (1,800 employees).

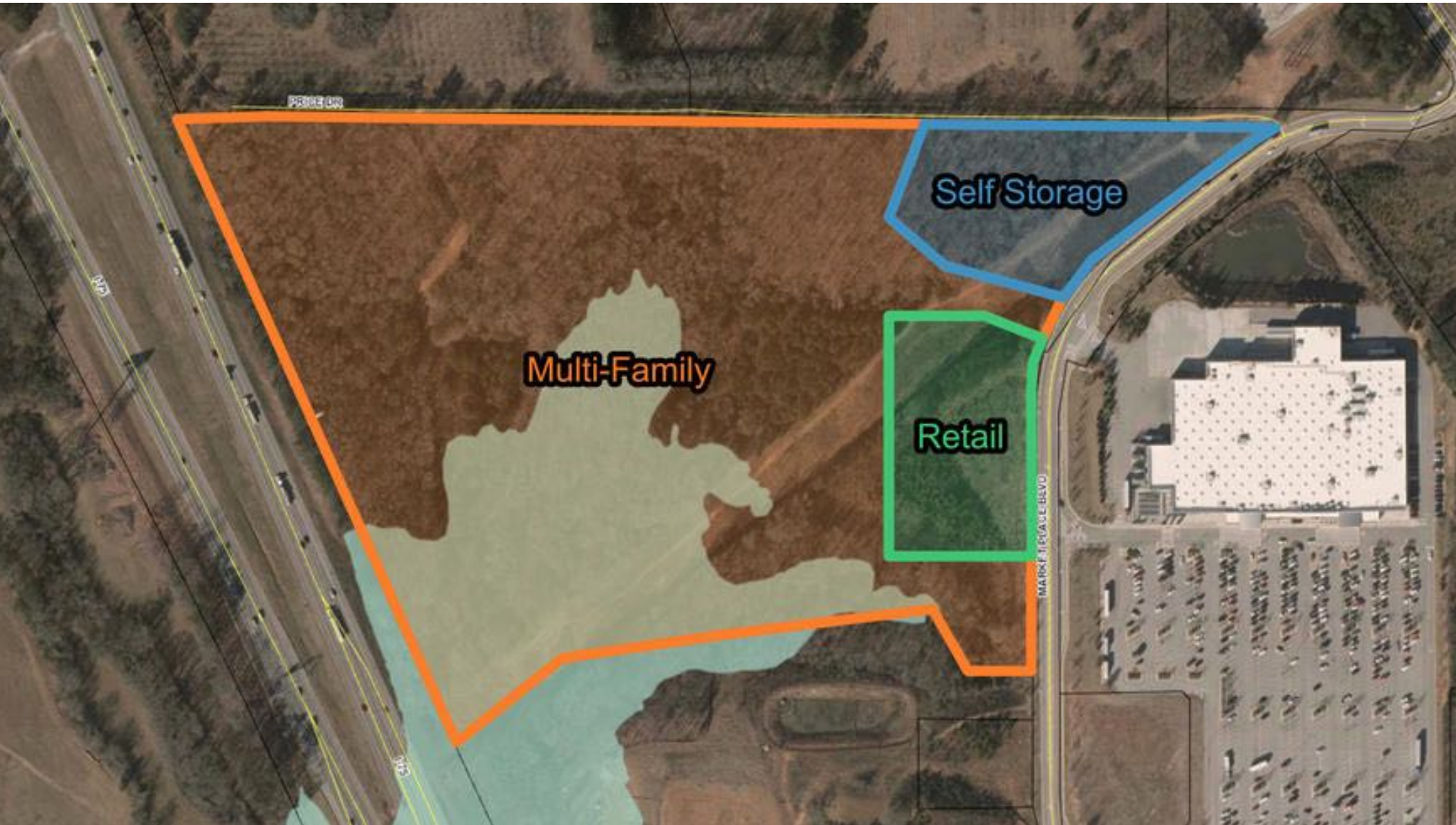
Locust Grove is the third largest city in Henry County (behind Stockbridge and McDonough) and according to the 2018 census estimate is the fastest growing city in the county with a population of 7,200 residents.

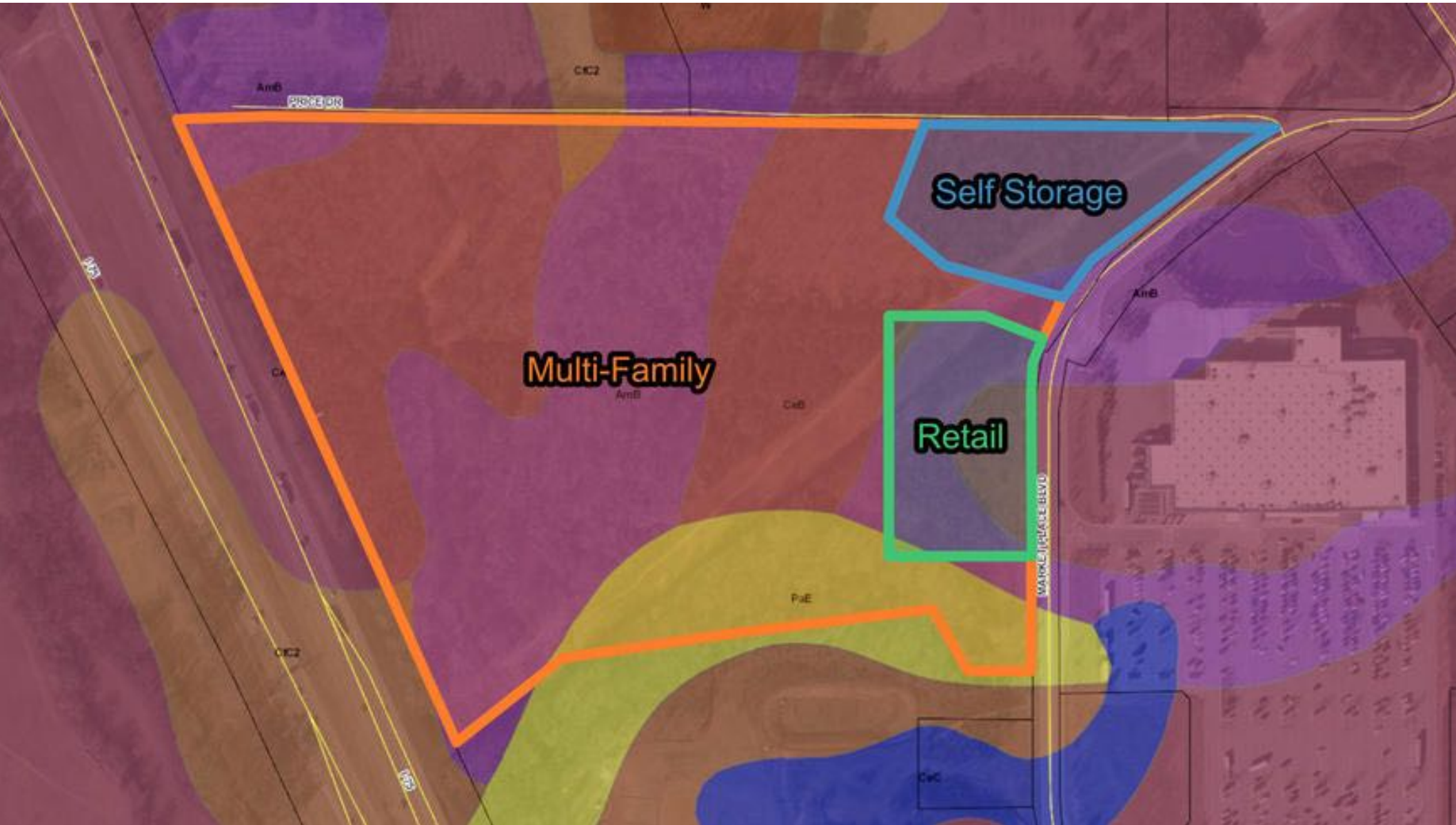
Gardner Logistics Park is a 2MM SF Class A industrial park specializing in fulfillment and distribution. Tenants include Radial (760,608 SF), The Home Depot (657,600 SF) and Love's Travel Stops (205,200 SF). Construction on Phase I and Phase II has begun.

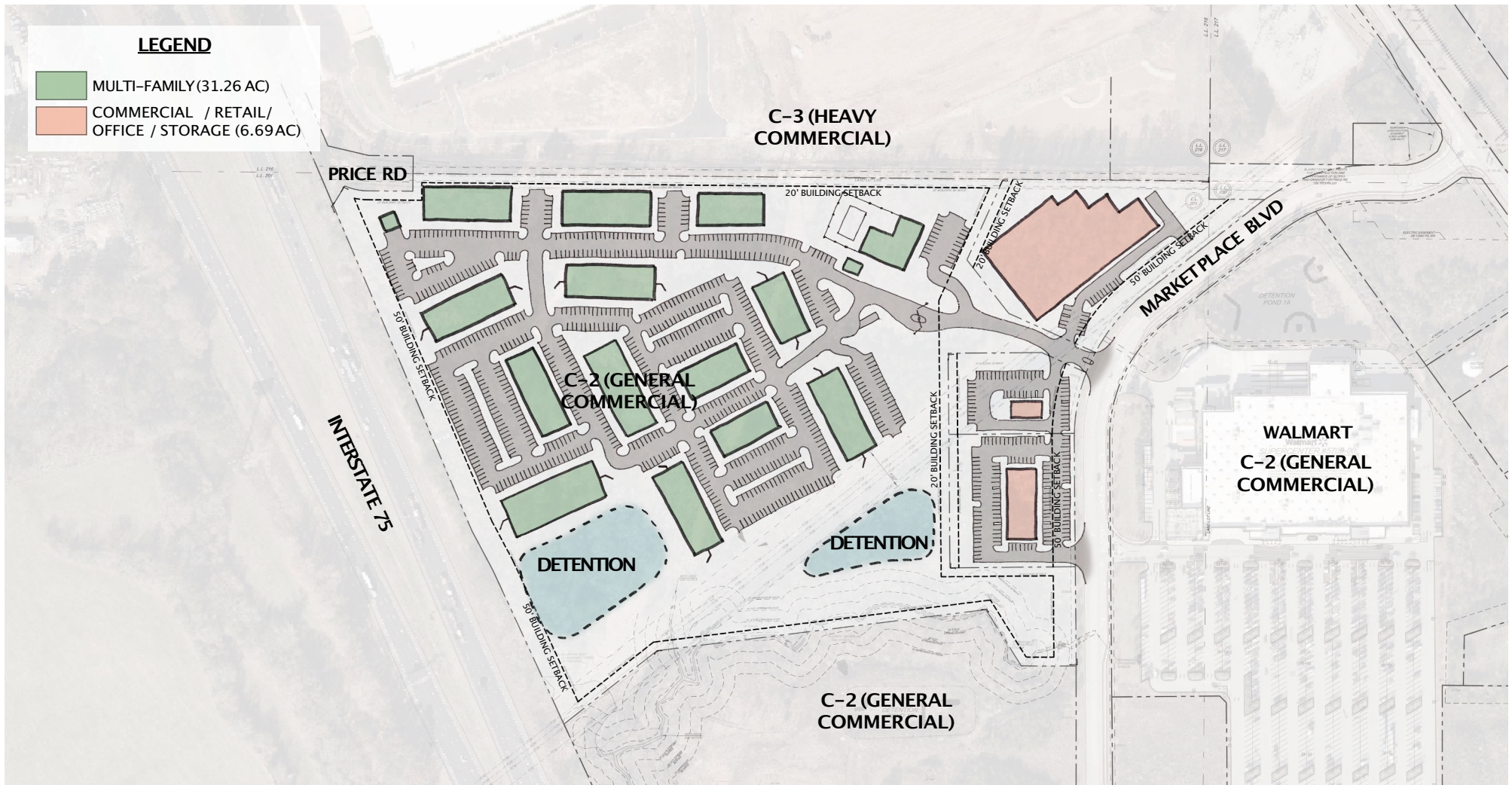
OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	38.25 Acres









MULTI-FAMILY-LOCUST GROVE, GA

CONCEPT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	939	29,473	123,198
Average age	34.2	32.9	33.8
Average age (Male)	35.5	32.9	32.7
Average age (Female)	31.5	32.3	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	298	9,521	40,976
# of persons per HH	3.2	3.1	3.0
Average HH income	\$74,735	\$68,436	\$67,839
Average house value		\$204,041	\$198,582

* Demographic data derived from 2020 ACS - US Census

