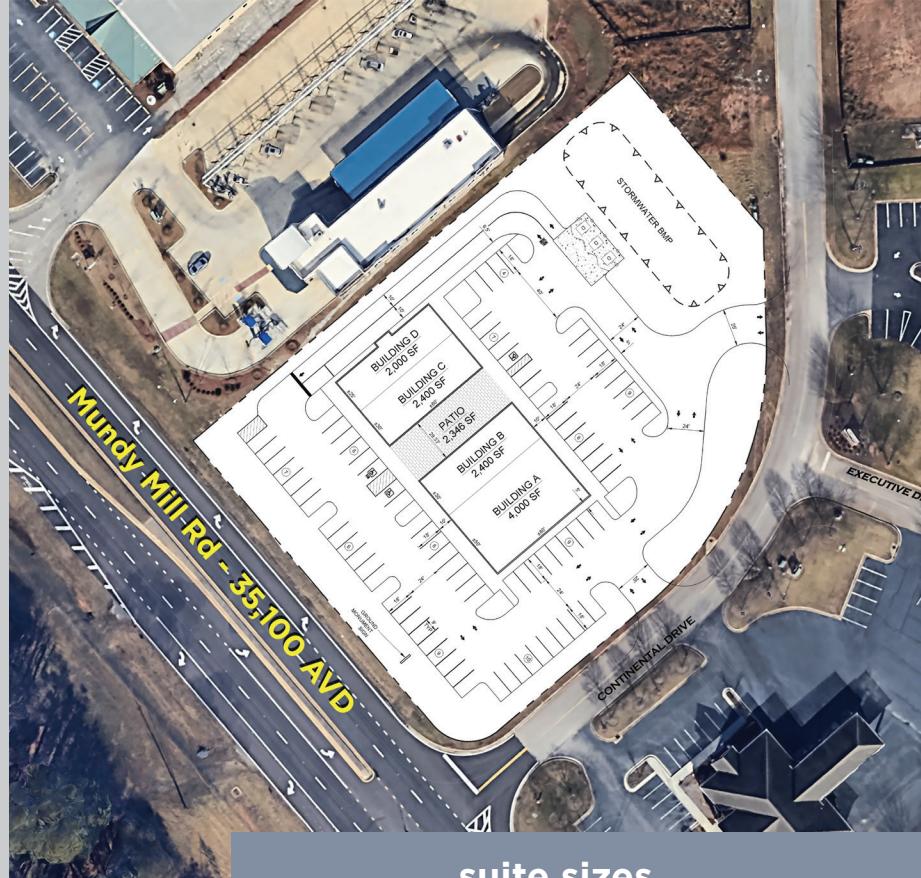




new retail shops development

4060 Mundy Mill Rd
Oakwood, GA 30566



suite sizes

2,000 - 4,000 SF

about the property

New 10,800 SF strip center with prime visibility along Highway 53
Multiple endcap spaces with patio or drive-thru options

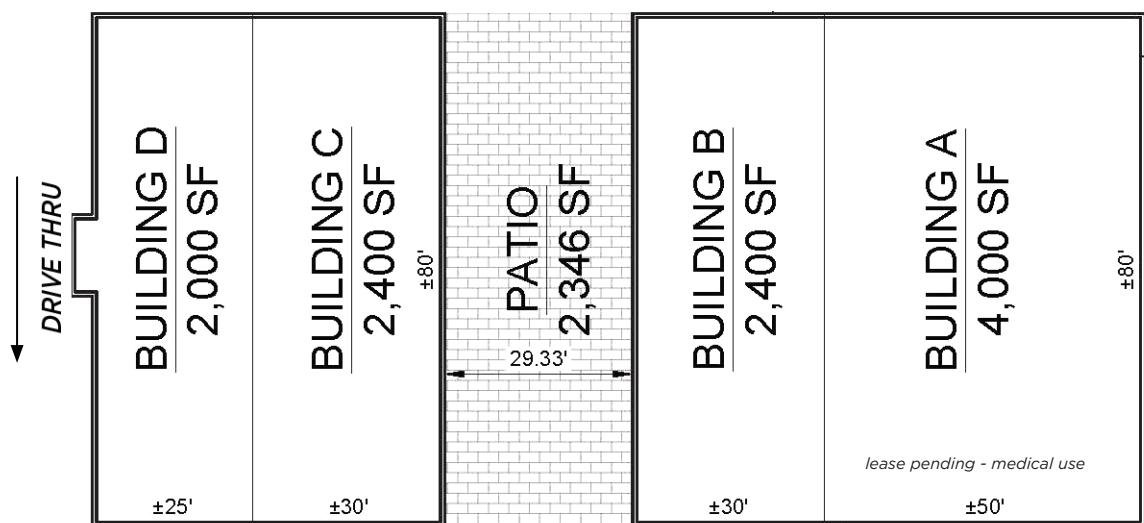
This new center is prominently situated on Hwy 53 (Mundy Mill Rd), offering excellent visibility to over 35,000 daily vehicles. Conveniently located near the University of North Georgia and directly across from a planned Kroger-anchored development. The site features four end-cap spaces and a spacious 2,300-square-foot patio. One suite includes option for a drive-thru window.

- Prime visibility along Hwy 53 in Oakwood
- Drive-thru & patio spaces for restaurant use
- Close proximity to Univ. North Georgia
- Across from future grocery development

2024 demographics

	3 mile	5 mile	7 mile
Population (est.)	35,083	74,825	131,271
Households (est.)	12,551	26,715	47,226
Average HH income	\$ 102,826	\$ 104,452	\$ 111,282
Total businesses	1,284	3,986	6,067
Employees (est.)	14,267	45,457	64,338

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fronting Mundy Mill Rd

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. 04081925