



± 0.85 ACRE  
OUTPARCEL

± 1.31 ACRE  
OUTPARCEL

FRESENIUS  
KIDNEY CARE

Publix

State Farm

ups

SUBWAY

WORKOUT  
ANYTIME

I ♥ N.Y. PIZZA

Allstate

Mesquite  
"The Sun's Other Side"

WELLS  
FARGO  
FINANCIAL

McDonald's

Hampton Locust Grove Rd  
9,560 ADT

155

McDonough Rd - 20,100 ADT

Atlantic  
RETAIL

2642-2867 HIGHWAY 155 S. | LOCUST GROVE, GA

# THE SHOPPES AT LOCUST GROVE

1,400 SF AVAILABLE

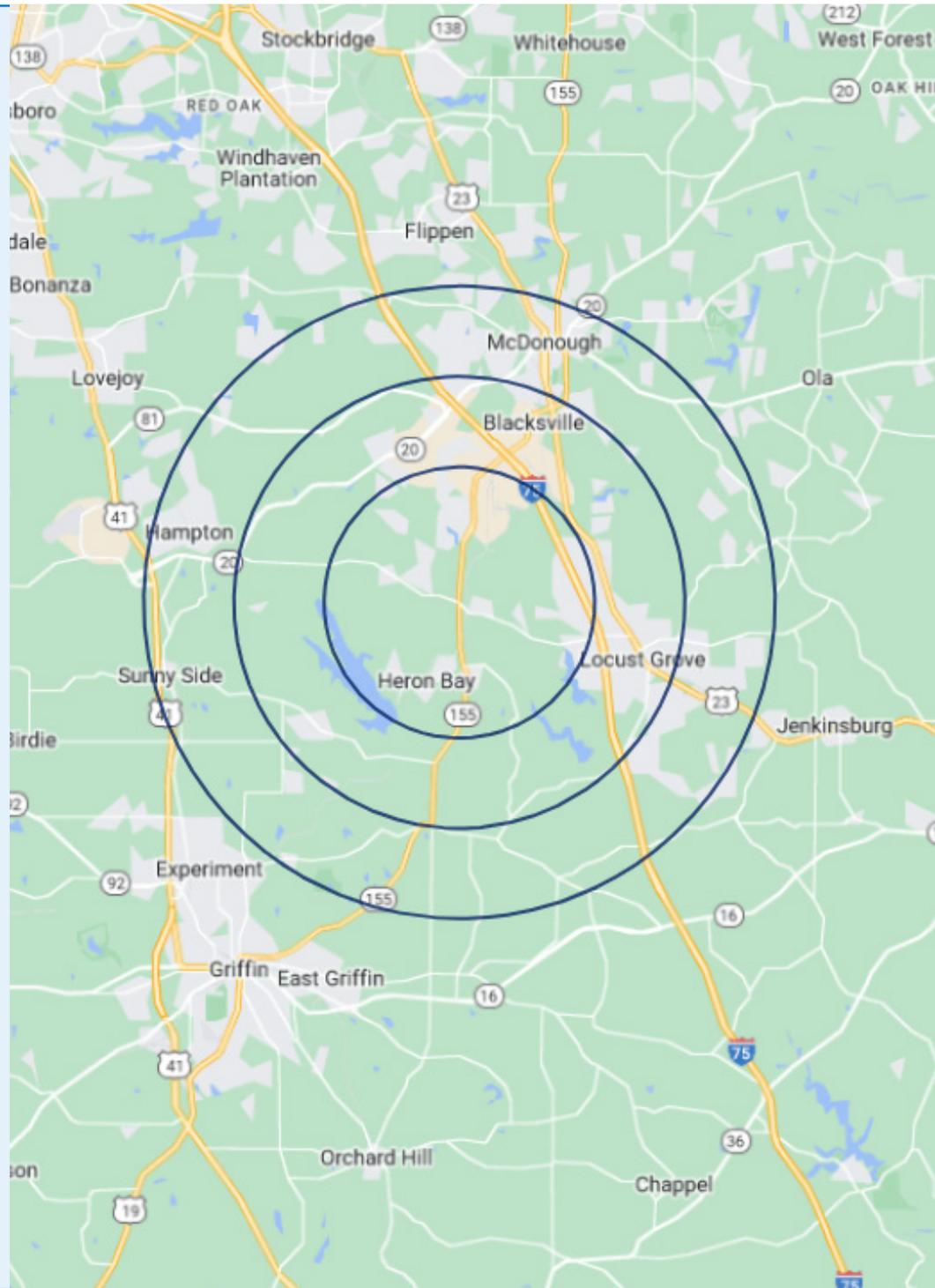


# PROJECT DETAILS

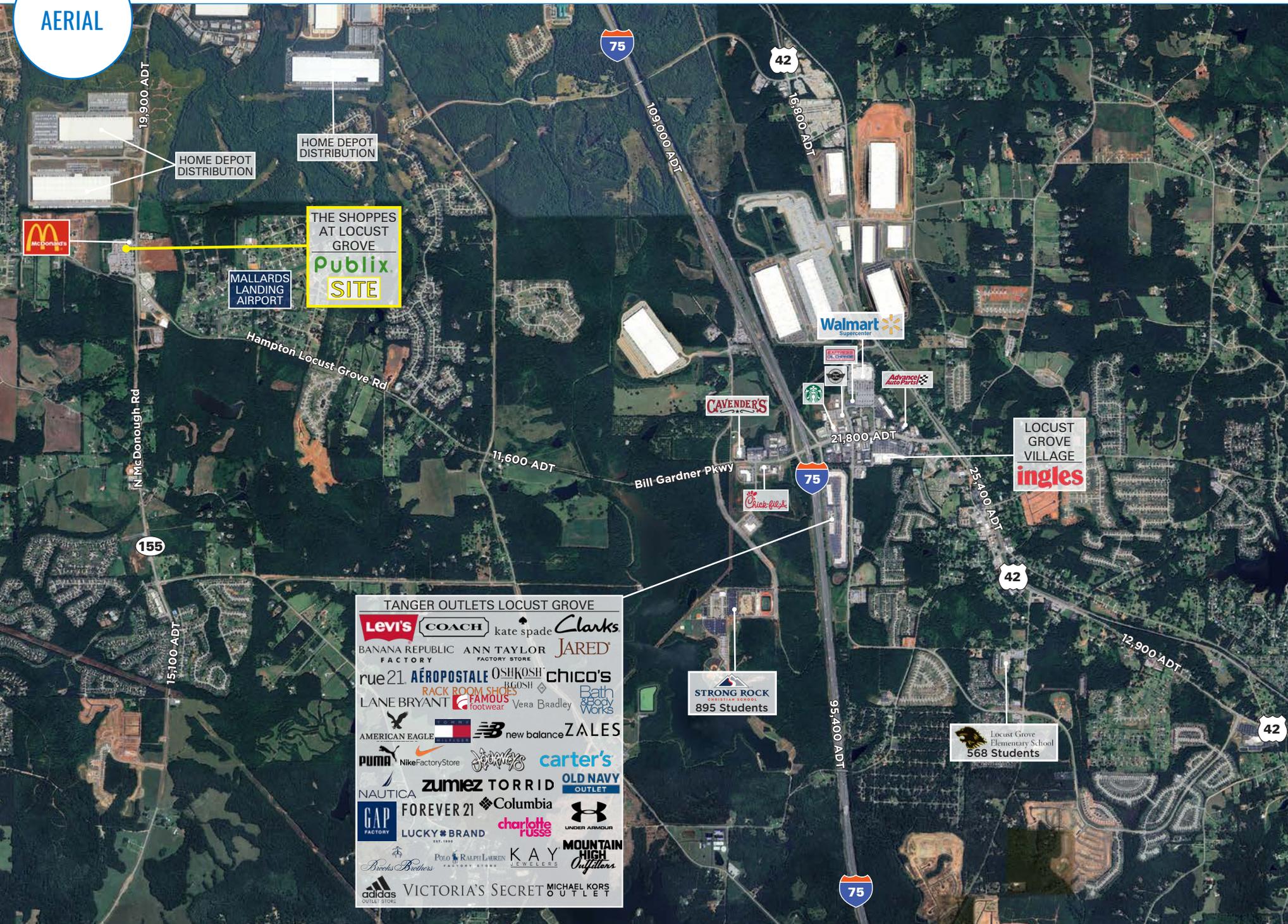
THE SHOPPES AT LOCUST GROVE • 1,400 SF AVAILABLE • RETAIL

<b>SHOPPING CENTER</b>	154,700 SF
<b>AVAILABLE SF</b>	1,400 SF
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Anchored by Publix Supermarket</li> <li>• Two 1,400 SF Spaces Available</li> <li>• 0.85 AC &amp; 1.31 AC Outparcels Available</li> <li>• Hampton Locust Grove Bill Gardener widening from I-75 to SR 155. Future Highway 155 widening from I-75 to Hampton-Locust Grove going from 2 lanes to 4 lanes ,starting in 2028</li> <li>• Thirty miles south of Atlanta and five miles east of the Atlanta Motor Speedway</li> <li>• Luella High School, Middle School, and Elementary with 2,856 students a mile north west</li> </ul>
<b>COUNTY</b>	Henry
<b>MARKET</b>	Locust Grove

	3 MILE	5 MILES	7 MILES
 <b>TOTAL POPULATION</b>	16,551	48,434	109,809
 <b>DAYTIME POPULATION</b>	5,411	19,663	37,611
 <b>AVERAGE HH INCOME</b>	\$104,346	\$85,584	\$85,256
 <b>5-YEAR POPULATION GROWTH</b>	14.4%	13.7%	13.8%



AERIAL



THE SHOPPES AT LOCUST GROVE  
Publix  
SITE

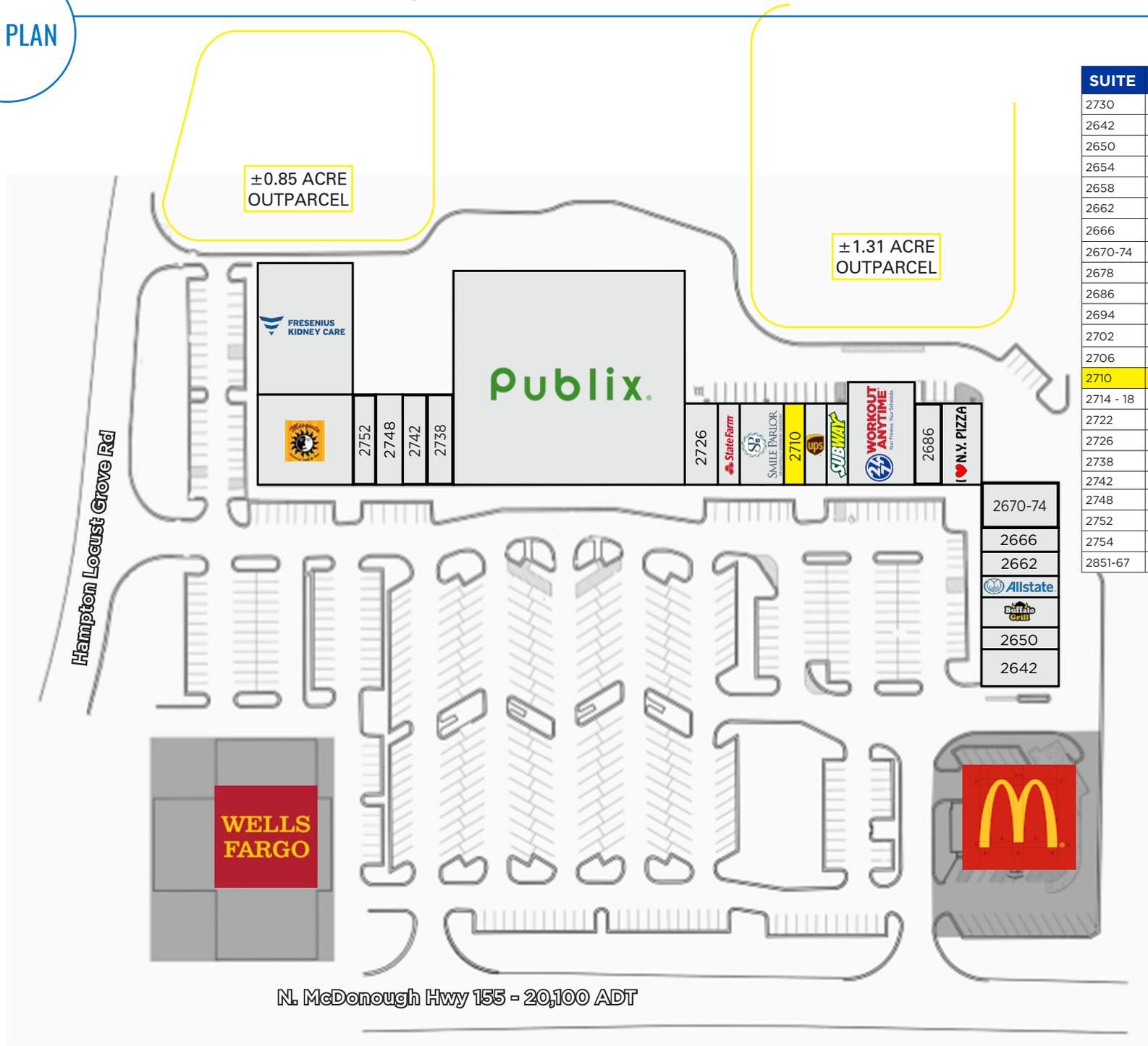
- TANGER OUTLETS LOCUST GROVE
- Levi's COACH kate spade Clarks
  - BANANA REPUBLIC ANN TAYLOR JARED
  - FACTORY STORE FACTORY STORE
  - rue21 AÉROPOSTALE OSHKOSH chico's
  - RACK ROOM SHOES REGUSH Bath & Body Works
  - LANE BRYANT FAMOUS Footwear Vera Bradley
  - AMERICAN EAGLE new balance ZALES
  - PUMA NikeFactoryStore Carter's
  - NAUTICA zumiez TORRID OLD NAVY OUTLET
  - GAP FOREVER 21 Columbia UNDER ARMOUR
  - FACTORY LUCKY BRAND charlotte russe
  - Brooks Brothers POLO & RALPH LAUREN KAY MOUNTAIN HIGH
  - FACTORY STORE JEWELERS Outfitters
  - adidas VICTORIA'S SECRET MICHAEL KORS OUTLET

STRONG ROCK  
895 Students

Locust Grove  
Elementary School  
568 Students

# SITE PLAN

THE SHOPPES AT LOCUST GROVE • 1,400 SF AVAILABLE • RETAIL



SUITE	TENANT	SF
2730	PUBLIX	38,997
2642	CHOICE CLEANERS	2,400
2650	CROWN CUTZ II BARBER	1,200
2654	BUFFALO GRILL	2,000
2658	ALLSTATE	1,400
2662	AXIOM STAFFING	1,400
2666	CHINA WOK	1,400
2670-74	GRANDS BEAUTY SUPPLY	2,800
2678	I LOVE NY PIZZA	2,450
2686	ESSENTIAL BOWLS	1,750
2694	WORKOUT ANYTIME	5,420
2702	SUBWAY	1,400
2706	UPS STORE	1,400
2710	AVAILABLE	1,400
2714 - 18	SMILE PARLOR	2,800
2722	STATE FARM	1,400
2726	JENNY'S NAILS	2,100
2738	AUTHORIZED SHIPPING OUTLET	1,400
2742	NOT AVAILABLE	1,400
2748	HERBOLOGY INC	1,400
2752	AT LEASE	1,400
2754	MESQUITE MEXICAN RESTAURANT	5,250
2851-67	FRESENIUS KIDNEY CARE	7,000

N. McDonough Hwy 155 - 20,100 ADT

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OUTPARCEL

±1.31  
OUTPA

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# THE SHOPPES AT LOCUST GROVE

**1,400 SF AVAILABLE**

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**PITTSBURGH**  
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RETAIL ADVISORS

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