



±0.85 ACRE
OUTPARCEL

±1.31 ACRE
OUTPARCEL

FRESENIUS
KIDNEY CARE

Publix

State Farm



SUBWAY

WORKOUT
ANYTIME

I ♥ N.Y. PIZZA



Allstate

WELLS
FARGO

FINANCIAL



155

McDonough Rd - 20,100 ADT

Hampton Locust Grove Rd
9,560 ADT

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

THE SHOPPES AT LOCUST GROVE

2,000 SF AVAILABLE



PROJECT DETAILS

THE SHOPPES AT LOCUST GROVE • 2,000 SF AVAILABLE • RETAIL

SHOPPING CENTER

154,700 SF

AVAILABLE SF

2,000 SF

PROPERTY HIGHLIGHTS

- Anchored by Publix Supermarket
- One 2,000 SF Space Coming Soon
- 0.85 AC & 1.31 AC Outparcels Available
- 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
- Thirty miles south of Atlanta and five miles east of the Atlanta Motor Speedway
- Luella High School, Middle School, and Elementary with 2,856 students a mile north west

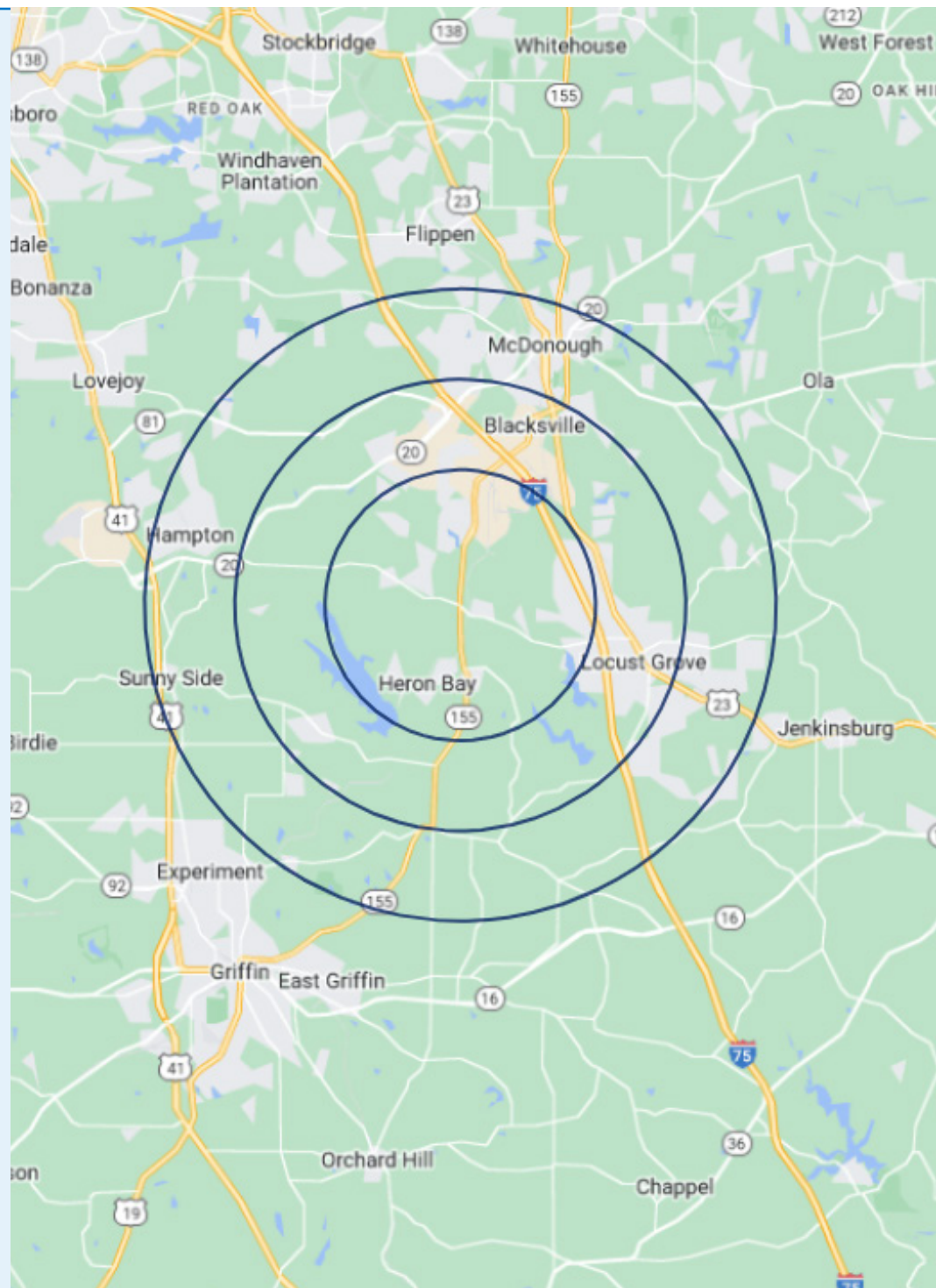
COUNTY

Henry

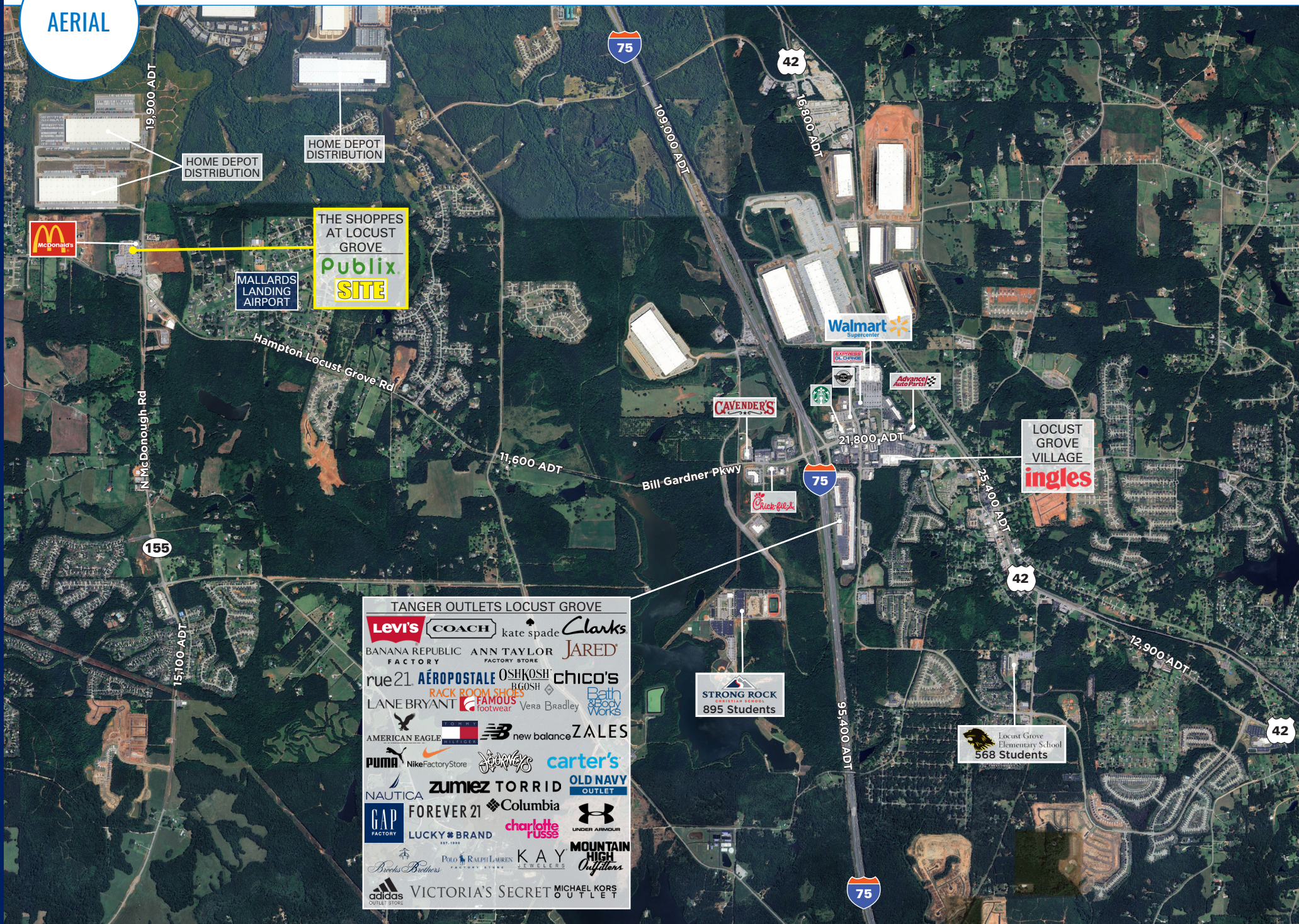
MARKET

Locust Grove

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



AERIAL

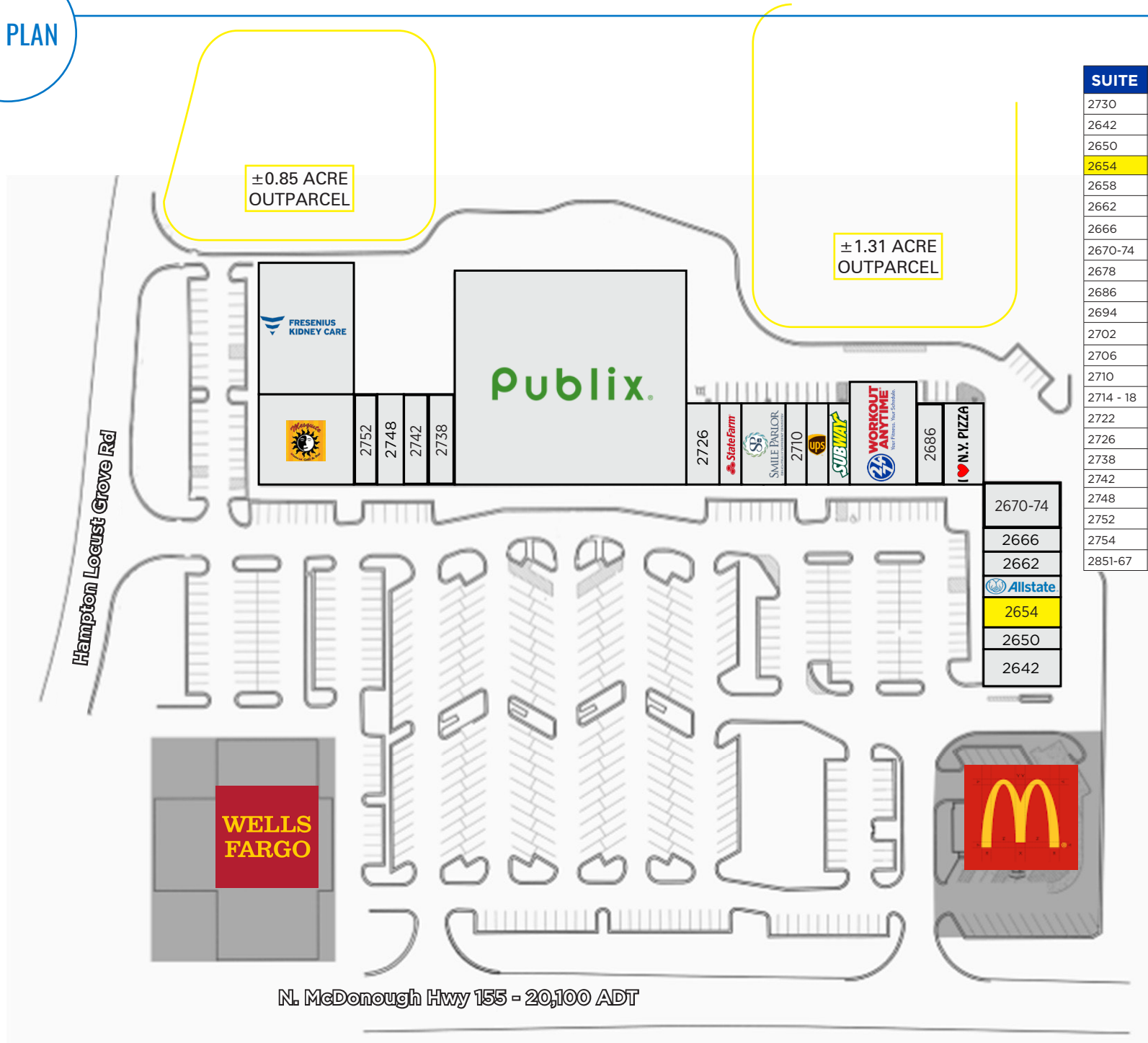


TANGER OUTLETS LOCUST GROVE

Levi's	COACH	kate spade	Clarks
BANANA REPUBLIC FACTORY	ANN TAYLOR FACTORY STORE	JARED	
rue21	AÉROPOSTALE	OSHKOSH	chico's
LANE BRYANT	RACK ROOM SHOES	VERA BRADLEY	Bath & Body Works
AMERICAN EAGLE	NIKE	new balance	ZALES
PUMA	Nike Factory Store	carter's	
NAUTICA	zumiez	TORRID	OLD NAVY OUTLET
GAP FACTORY	FOREVER 21	Columbia	UNDER ARMOUR
LUCKY BRAND	charlotte russe		
Brooks Brothers	POLO RALPH LAUREN	KAY JEWELERS	MOUNTAIN HIGH Outfitters
adidas	VICTORIA'S SECRET	OUTLET	MICHAEL KORS

SITE PLAN

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SUITE	TENANT	SF
2730	PUBLIX	38,997
2642	CHOICE CLEANERS	2,400
2650	CROWN CUTZ II BARBER	1,200
2654	AVAILABLE	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	TAE KWON DO	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

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Edward Jones

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RESOURCES**

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