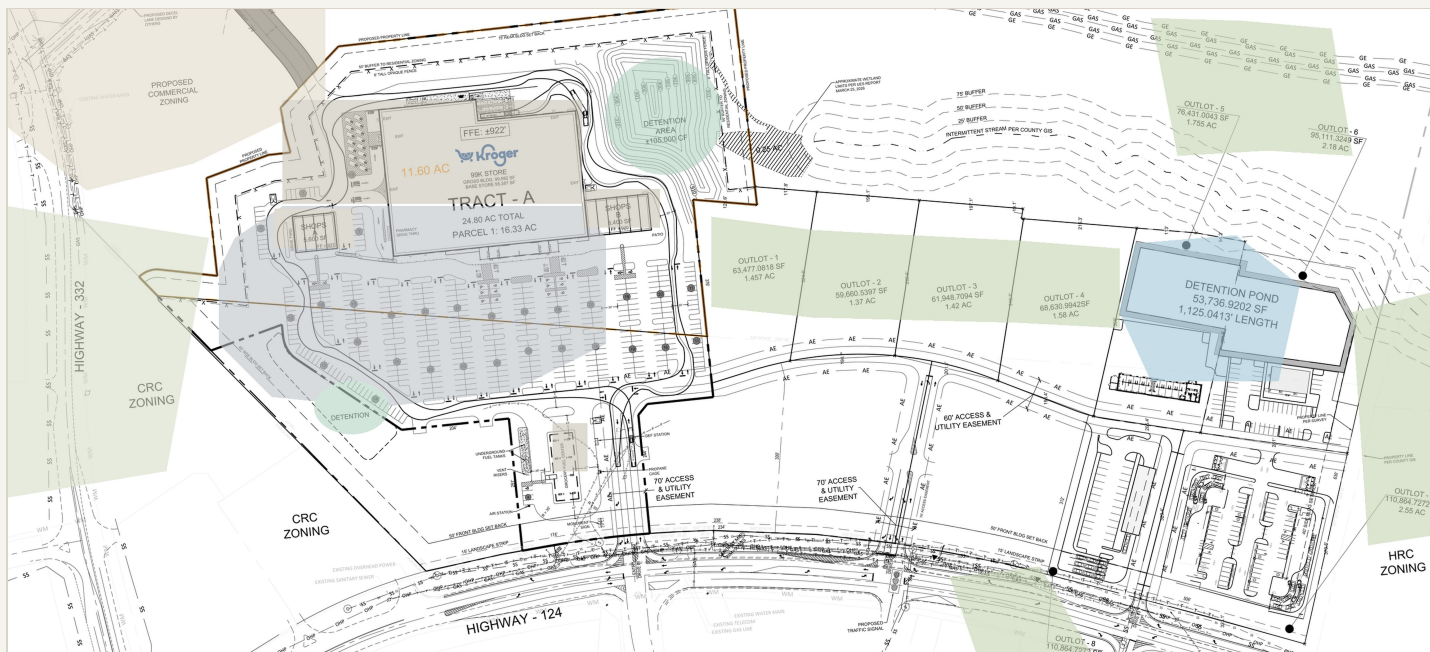


Jackson Exchange

SHOPS &
OUTPARCELS

Kroger-anchored retail development at Highway 124 & Highway 332



SITE PLAN — CONCEPTUAL, SUBJECT TO CHANGE

99,982 SF
KROGER ANCHOR

8 SITES
OUTPARCELS AVAILABLE

±35,200 VPD
TRAFFIC, HWY 124 & 332

41,085 PPL
POPULATION, 5-MI RADIUS

THE OPPORTUNITY

- Kroger-anchored, ±99,982 SF store with fuel center
- Tract A totals 24.80 AC (Parcel 1: 16.33 AC)
- 8,400 SF shops building, divisible to suit
- Eight outparcels, 1.37–2.55 AC each
- Hard signalized corner, Hwy 124 & Hwy 332
- See page 2 for aerial & trade area demographics

AVAILABILITY

SPACE	SIZE	
Shops	8,400 SF	
Outlot 1	1.46 AC	Outlot 5 1.76 AC
Outlot 2	1.37 AC	Outlot 6 2.18 AC
Outlot 3	1.42 AC	Outlot 7 2.55 AC
Outlot 4	1.58 AC	Outlot 8 2.55 AC

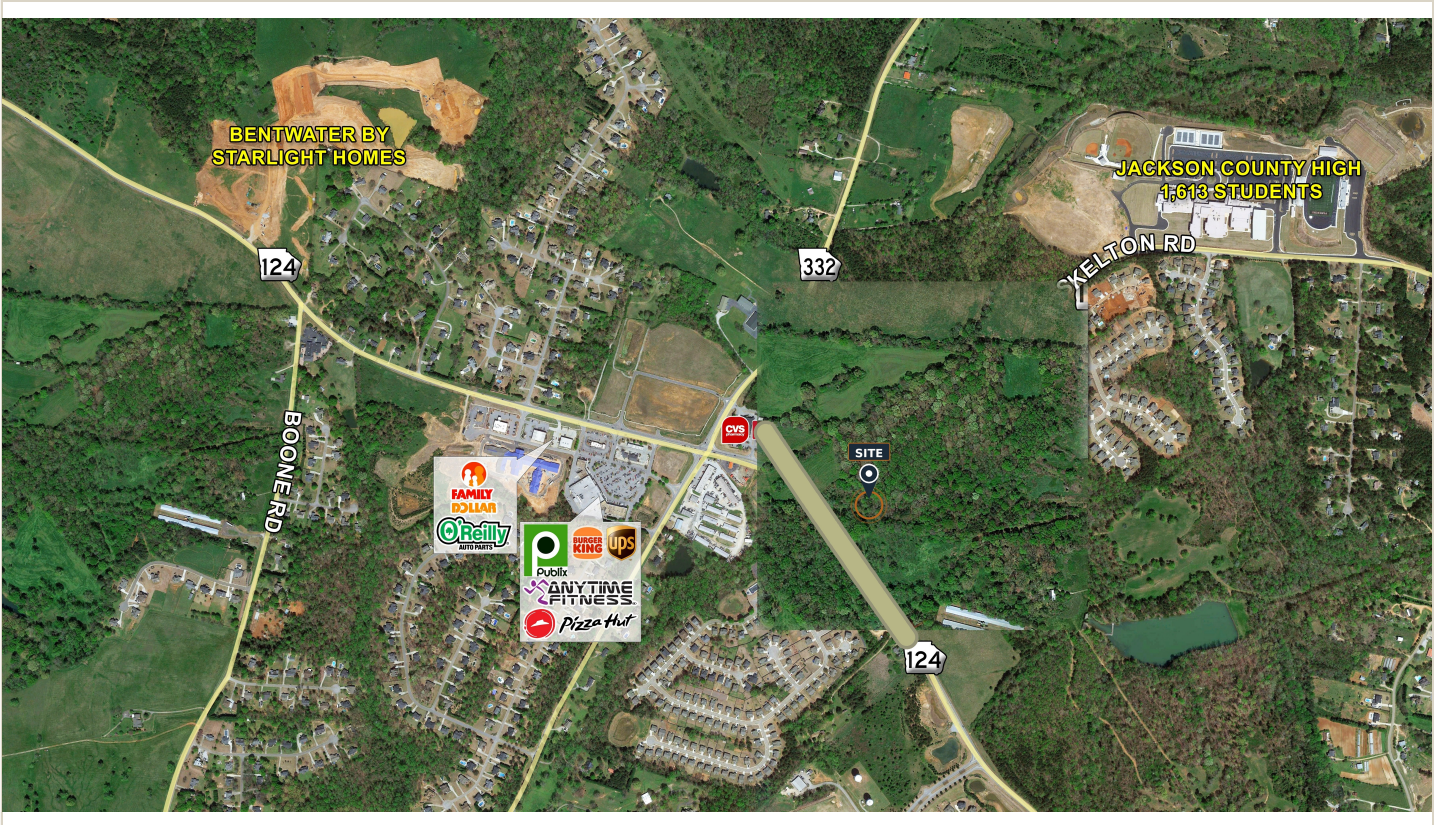


BUILDING WITH PASSION & INNOVATION

Maranda | Vantage Commercial Contractors
341-600-3796 · maranda@vantagecc.net
6075 Barfield Road, Sandy Springs, GA 30328

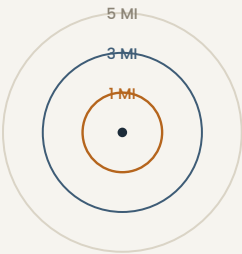
Jackson Exchange

Aerial overview & trade area demographics



AERIAL — SITE AT HIGHWAY 124 & HIGHWAY 332

TRADE AREA



	1 MI	3 MI	5 MI
Population	2,499	16,938	41,085
Households	780	5,613	13,896
Avg HH Income	\$186K	\$146K	\$136K
Daytime Pop.	2,715	13,769	36,840

+26% Jackson County population & workforce growth, 2015–2025 — among the fastest-growing counties in Georgia.

Demographics: Esri, trade area at Hwy 124 & Hwy 332. Traffic: combined count, Hwy 124 & Hwy 332 corner. Aerial site marker is approximate. Figures approximate; confirm current counts with GDOT prior to marketing use.