

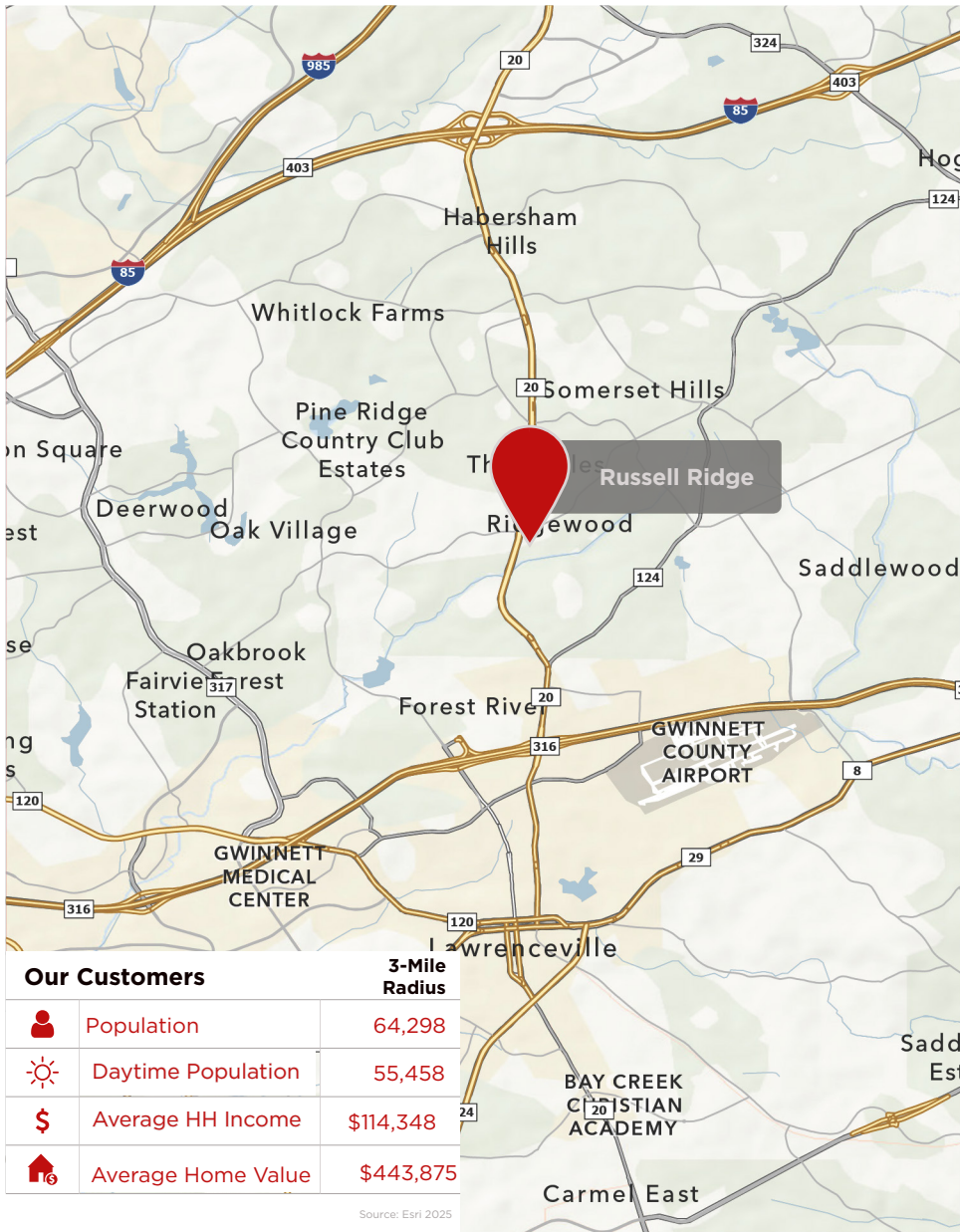


JUNIOR ANCHOR OPPORTUNITY
Russell Ridge



1475 Highway 20
Lawrenceville, GA 30043





The Location

Embedded in The Lawrenceville community

Russell Ridge is a Kroger-anchored neighborhood center in the heart of Lawrenceville, GA, offering a prime **6,100 SF junior anchor opportunity** with exceptional visibility and access from Buford Dr (34K VPD). Positioned in one of metro Atlanta's fastest-growing suburban corridors, the center serves a thriving, affluent community and draws consistent daily traffic from loyal, family-oriented shoppers.

Key Highlights

- **Premier Visibility & Access** - Visibility and access from Buford Dr / GA-20 with 34K VPD.
- **High-Performing Traffic** - 1.7M annual center visits from 208K unique visitors.
- **Strong Anchor & Synergy** - Kroger-anchored with a dynamic mix of service-oriented merchants driving repeat trips.
- **Affluent Trade Area** - Average household income exceeds \$135K within the true trade area.
- **Family-Centric Customer Base** - 37% of visitors are Fusion Families: affluent, diverse, kid-focused households making frequent bundled trips for groceries, fitness, services, and dining.

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LIFESTYLE SEGMENT*
Fusion Families

37%

Affluent, diverse, kid-centric suburban households who make frequent bundled trips for groceries, children’s services, fitness, and family dining.



LIFESTYLE SEGMENT*
Frugal Fashionistas

14%

Educated, digitally engaged singles and couples who love the “hunt” for value, pairing resale-style shopping with trend-led fitness, fast-casual, and pet-centric errands.

Source: 2025 Spatial.ai Personalive, based on 70% of shopping center visitors.

	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min Drive
Population	7,512	64,298	187,491	78,050
Daytime Population	5,774	55,458	193,016	71,887
Average HH Income	131,019	114,348	114,847	113,174
Average Home Value	446,801	443,875	444,891	440,951
Bachelor’s Degree or Higher	45.1%	41.4%	40.3%	40.7%

Source: Esri 2025



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LEASING PLAN

CENTER SIZE: 112,495 SF

■ AVAILABLE

SPACE	TENANT	SF
203	AVAILABLE	1,400
509	JR ANCHOR OPPORTUNITY	6,100

■ LEASED

100	EL REAL MEXICAN GRILL	4,000
200	SUBWAY	1,400
201	PIZZA HUT	1,400
202	GREAT CLIPS	1,400
204	FLOSS DENTAL	3,000
300	KROGER	63,296
400	GRETCHEN'S HALLMARK SHOP	4,920
403	PAK MAIL	1,400
404	KUMON MATH & READING CENTER	1,400
405	WINGS N GRILL	1,400
500	E&D GRANITE CITY	2,400
502	HEALING TOUCH MASSAGE	1,200
503	STATE FARM INSURANCE	960
504	FIRST PRO NAIL	1,980
505	EXPO COLOR HAIR SALON	900
900	CHASE BANK	4,264
901	KROGER FUEL STATION	2,880
902	AUTOZONE	6,795

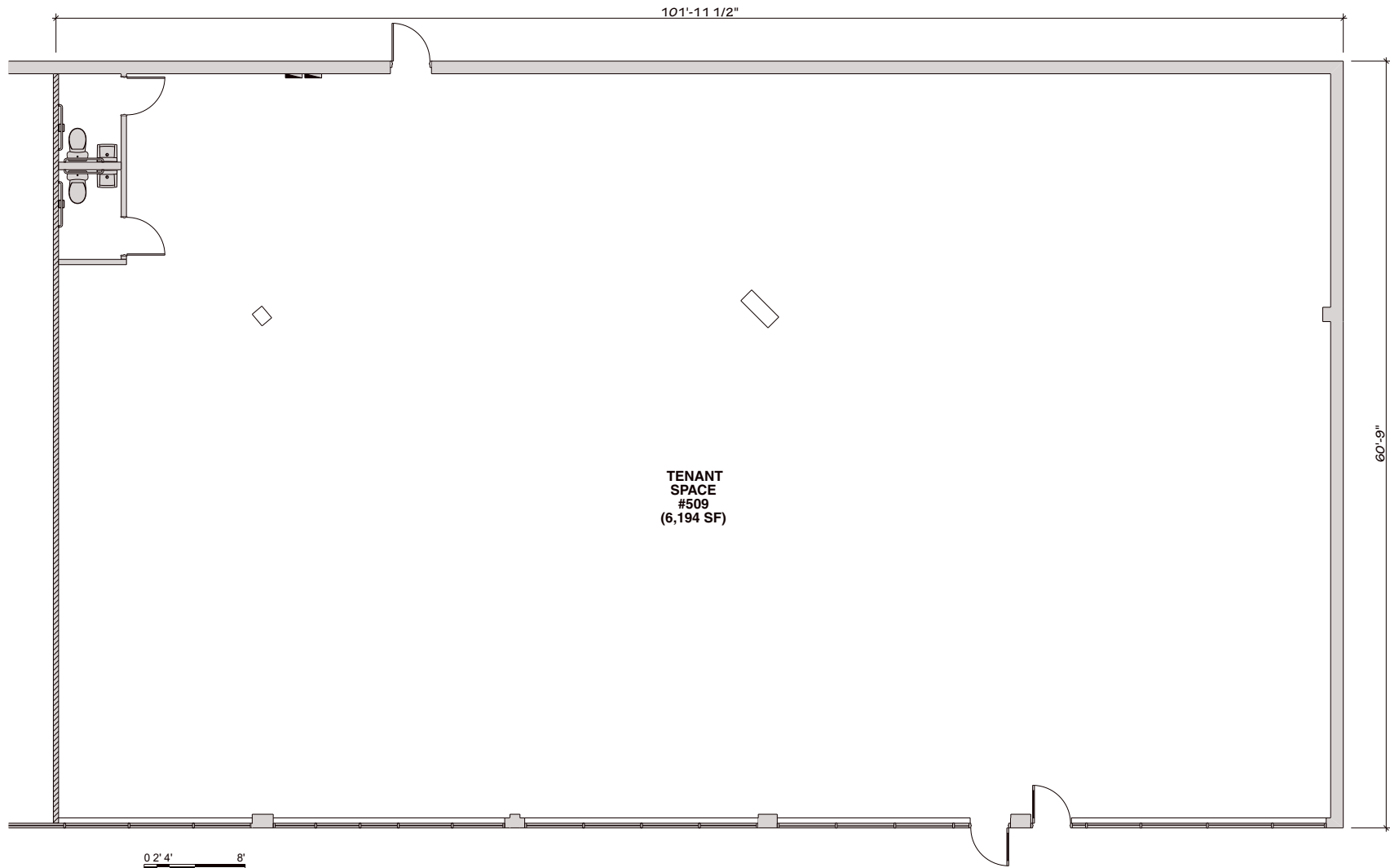


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About Hale Retail Group

For over 30 years, Hale Retail Group has specialized in the leasing, marketing, and brokerage of retail commercial real estate throughout Georgia and the Southeast. Built on long-term relationships and hands-on market expertise, our team is known for delivering strategic leasing solutions, high-quality property marketing, and results-driven representation for landlords, tenants, and investors.

We focus on Leasing Strategy to ensure each center is positioned with the right tenant mix, rental structure, and market-driven approach to maximize occupancy and long-term value.

We prioritize Marketing & Visibility by creating professional, modern listing campaigns that elevate each property through strong branding, digital exposure, and targeted outreach—ensuring spaces are seen by the right tenants at the right time.

Finally, we emphasize Community & Growth by aligning our retail centers with the needs of the surrounding neighborhoods, supporting sustainable tenancy, and helping properties thrive as long-term community destinations.

Costar Power Broker

Adam Hale

Director of Leasing, Hale Retail Group

1303 Hightower Trail, Suite 201

Atlanta, Georgia 30350

Specializing in Atlanta Area Retail Leasing

Phone (678) 894-1580 | Cell (404) 281-2788 |

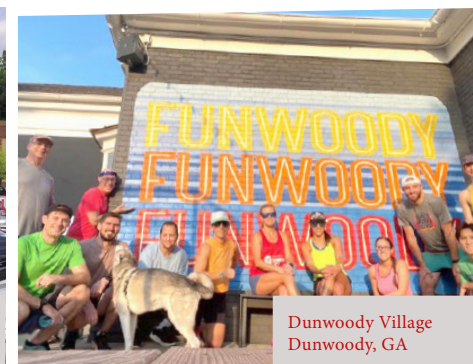
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Cambridge Square
Atlanta, GA



Dunwoody Hall
Dunwoody, GA



Dunwoody Village
Dunwoody, GA

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