

PRIME RETAIL SPACE AVAILABLE IN HOSCHTON GEORGIA



PROPERTY DETAILS

Address Hwy 53 & Peachtree Rd
Hoschton, GA

Estimated Completion Date Q1 2025

Available Square Footage 17,600 sf (6,000sf max contiguous)

Asking Rent Retail Shops: \$35.00/psf (NNN)
Outlot 1: \$150,000/year
Outlot 2,3,4: \$140,000/year

Anchor Kroger Marketplace

Availability Pad Sites Available for Ground Lease & Retail Shop Space available for Lease. Two larger tracts available on site.

Daily Traffic Counts (VPD) Hwy 53: 16,400
Peachtree Rd: 4,370

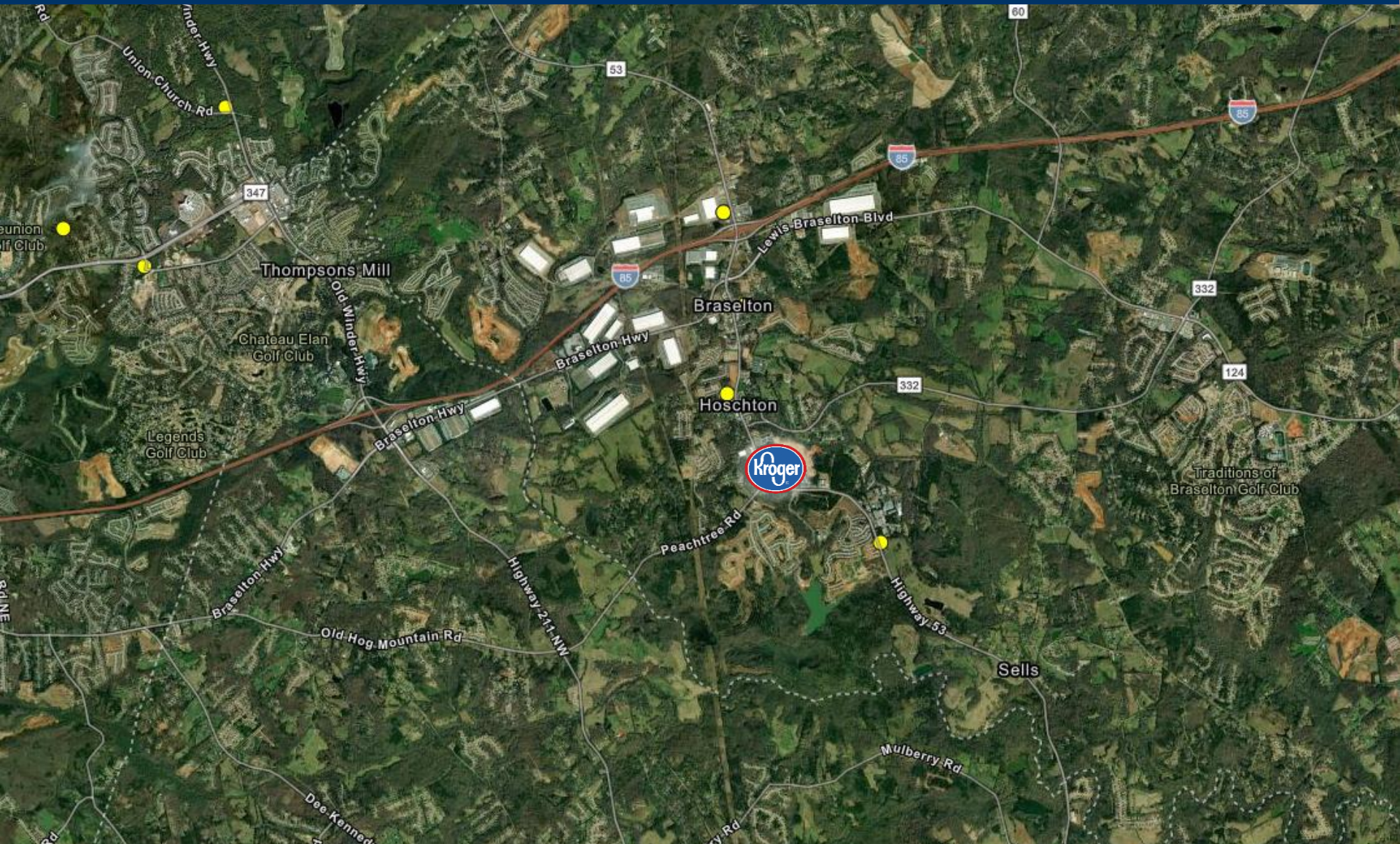
DEMOGRAPHICS	HHI	Population
3 miles	\$117,397	12,967
5 miles	\$126,683	43,410
10 miles	\$115,471	200,923



PROPERTY SUMMARY

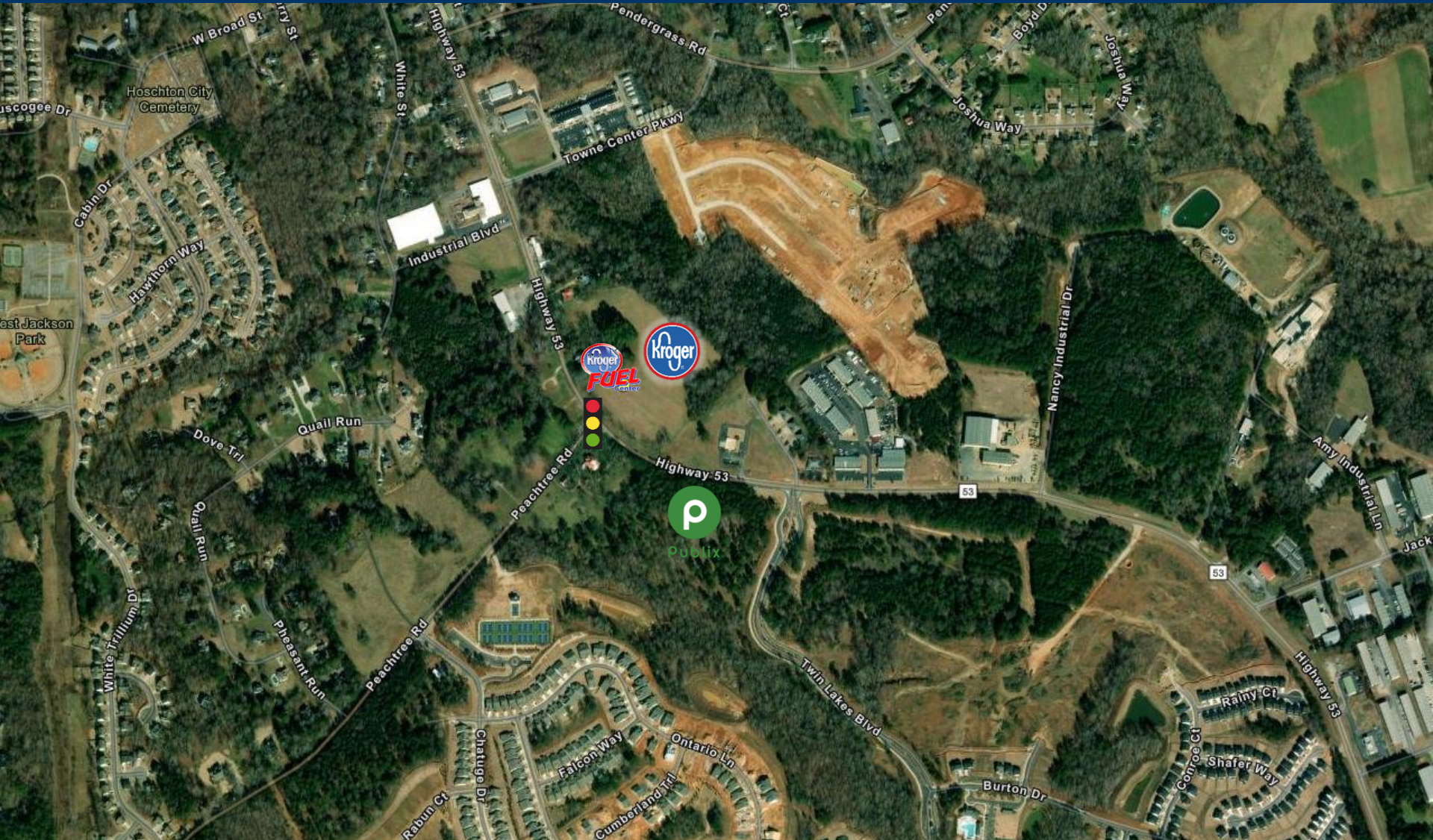
This brand-new construction Kroger Marketplace anchored center in Hoschton, GA located on Hoschton's main thoroughfare boasts strong demographics and growth. Surrounded by an abundance of new and proposed residential/commercial development, Jackson county continues to be one of the fastest growing counties in the country. A proposed new light where Peachtree Rd meets Highway 53 will also bring more value to this center. Set to open in Q1 of 2025, there will be 15,000 - 17,600 square feet available for retail shop space lease (pending final site plan). Ground leases available as well (Outlot's 1,2,3,and 4). Two larger tracts available on site also.





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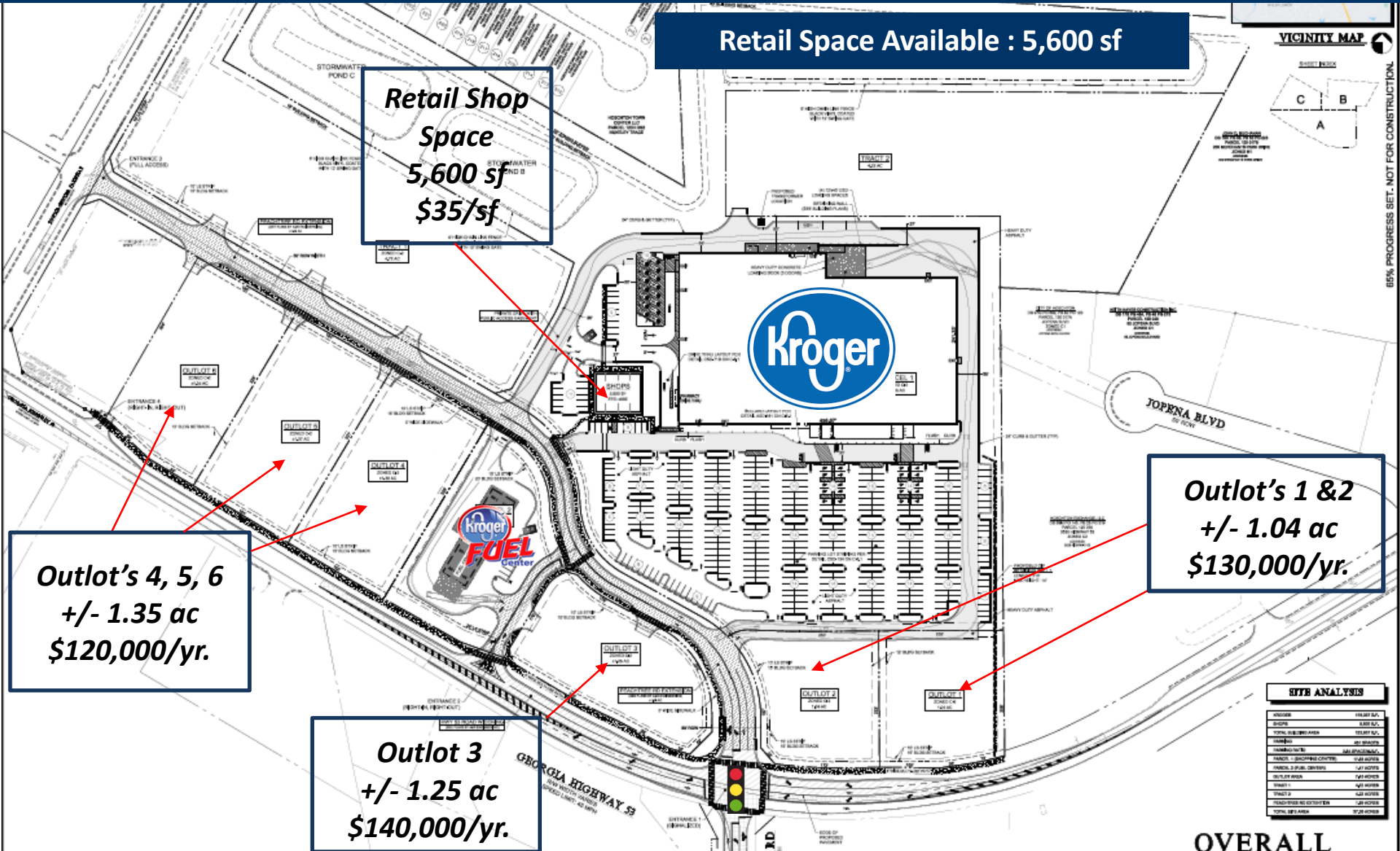
Retail Space Available : 5,600 sf

**Retail Shop
Space
5,600 sf
\$35/sf**

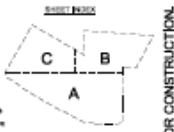
**Outlot's 4, 5, 6
+/- 1.35 ac
\$120,000/yr.**

**Outlot's 1 & 2
+/- 1.04 ac
\$130,000/yr.**

**Outlot 3
+/- 1.25 ac
\$140,000/yr.**



VICINITY MAP

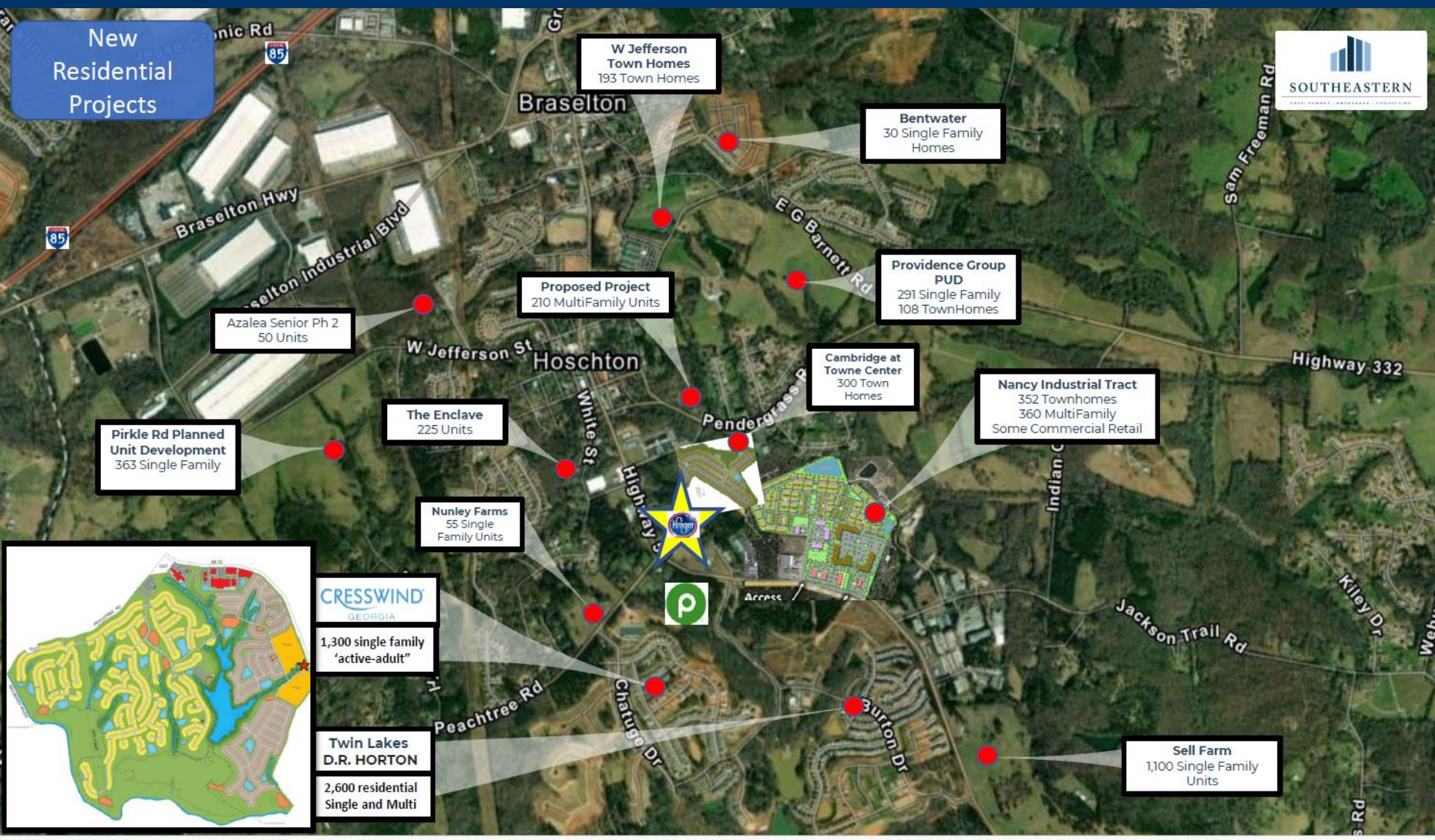


SITE ANALYSIS

SITE ANALYSIS	
ACRES	1.04 AC
BLDG	1.04 AC
TOTAL BLDG AREA	1.04 AC
PARKING	1.04 AC
LANDSCAPING	1.04 AC
PAVING	1.04 AC
UTILITIES	1.04 AC
LANDSCAPING	1.04 AC
PAVING	1.04 AC
UTILITIES	1.04 AC
LANDSCAPING	1.04 AC
PAVING	1.04 AC
UTILITIES	1.04 AC
TOTAL BLDG AREA	1.04 AC

OVERALL

New Residential Projects

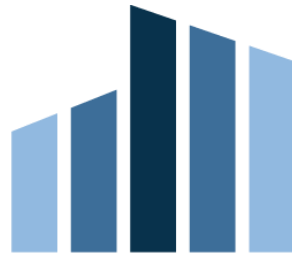


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