

THE SHOPS OF LOCUST GROVE

680 MARKETPLACE BOULEVARD, LOCUST GROVE, GA 30248

PROPERTY HIGHLIGHTS

- Retail Space Available: +/- 2,000 SF
- +/- 8,374 SF strip center adjacent to Walmart Super Center
- Strategically positioned near I-75 and Locust Grove Tanger Outlets

TRAFFIC COUNTS	VEHICLES / DAY
Marketplace Boulevard	10,800
Bill Gardner Parkway	38,000
Interstate 75	101,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	586	5,648	13,880
Total Population	1,688	16,630	41,737
Average HH Income	\$76,401	\$90,543	\$97,884

[Google Maps Link](#)



For More Information

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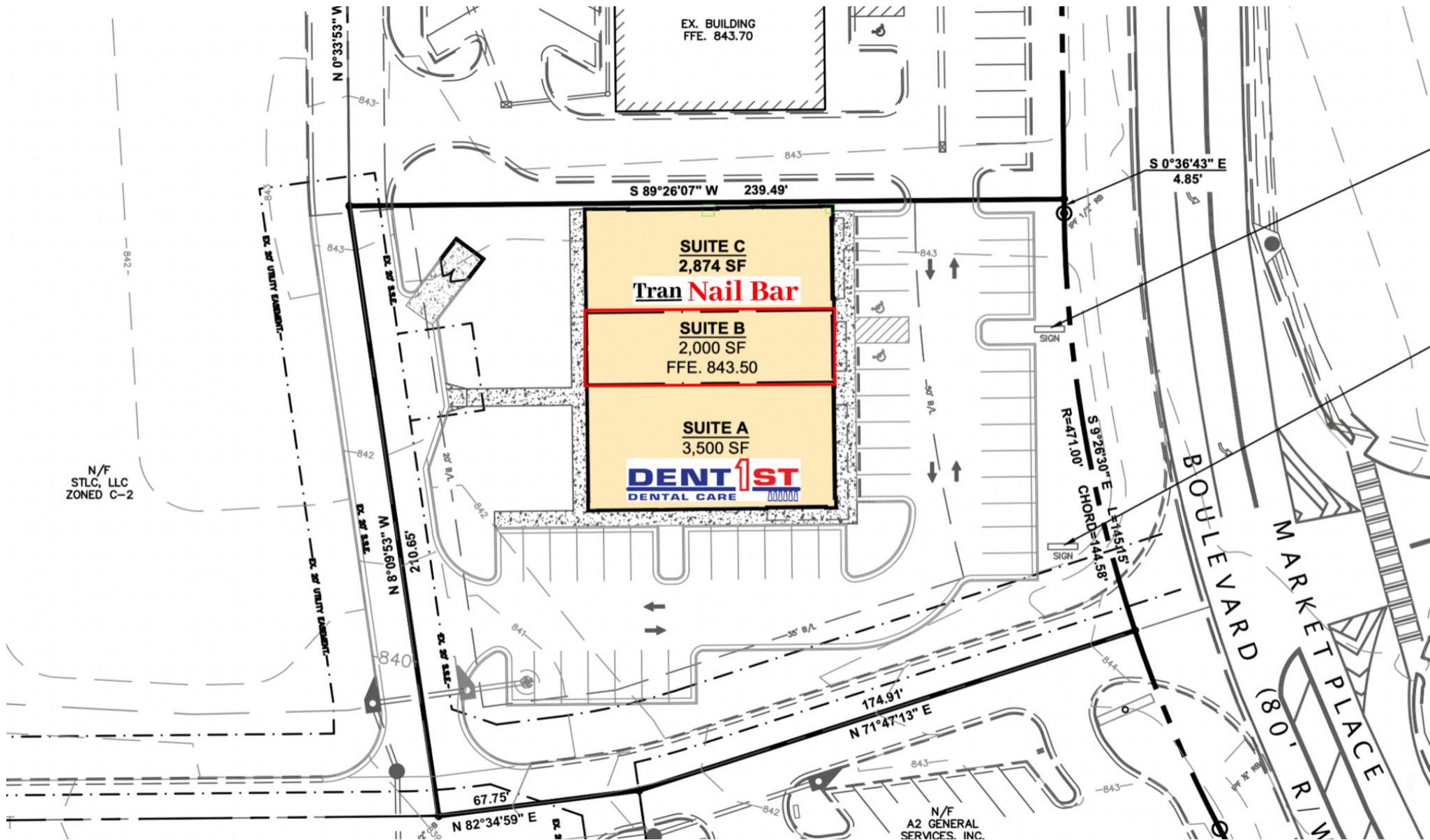
LANGCRE.COM



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MARKET GROWTH



N/F
STLC, LLC
ZONED C-2

N/F
A2 GENERAL
SERVICES, INC.

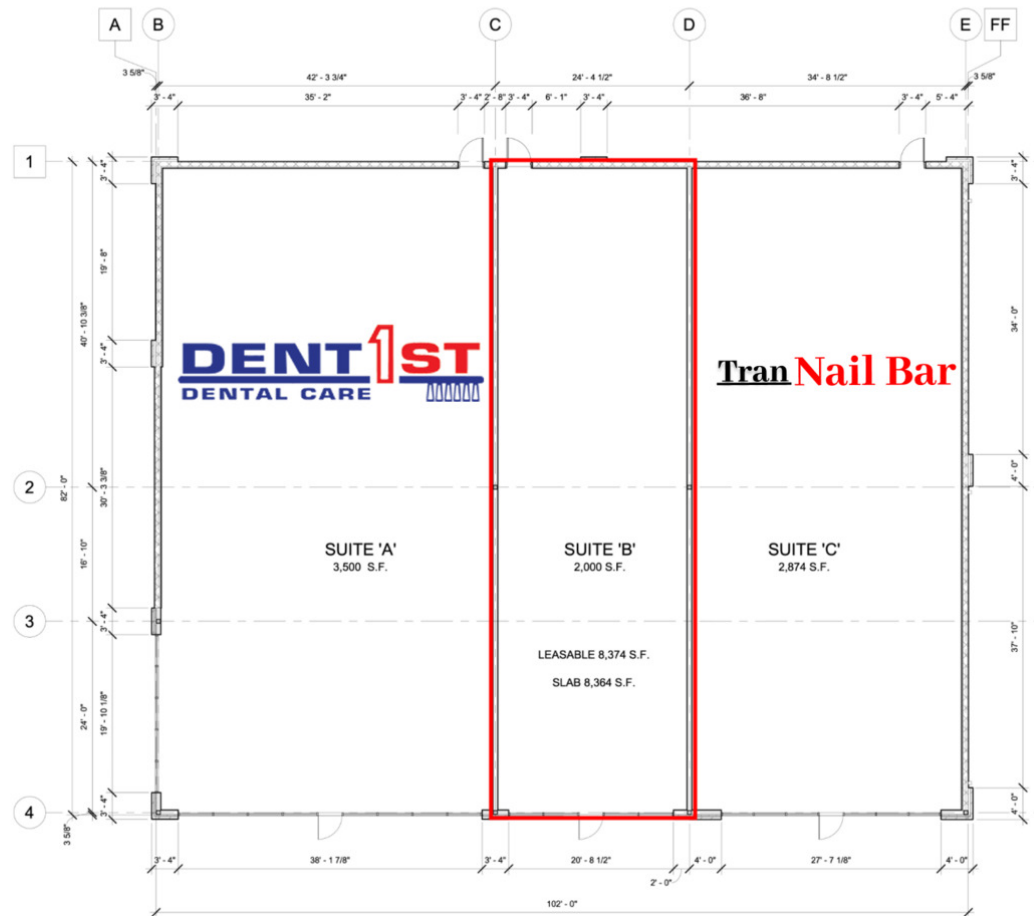


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$36 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	DentFirst Dental	3,500 SF	NNN	Negotiable	-
Suite B	Available	2,000 SF	NNN	\$36.00 SF/yr	-
Suite C	Ultimate Nail Bar	2,874 SF	NNN	Negotiable	-



1 FLOOR PLAN
A-101 SCALE: 1/8" = 1'-0"

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,688	16,630	41,737
Average Age	36	37	37
Average Age (Male)	34	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	586	5,648	13,880
# of Persons per HH	2.9	2.9	3
Average HH Income	\$76,401	\$90,543	\$97,884
Average House Value	\$272,576	\$292,481	\$298,620

* Demographic data derived from 2020 ACS - US Census

