



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

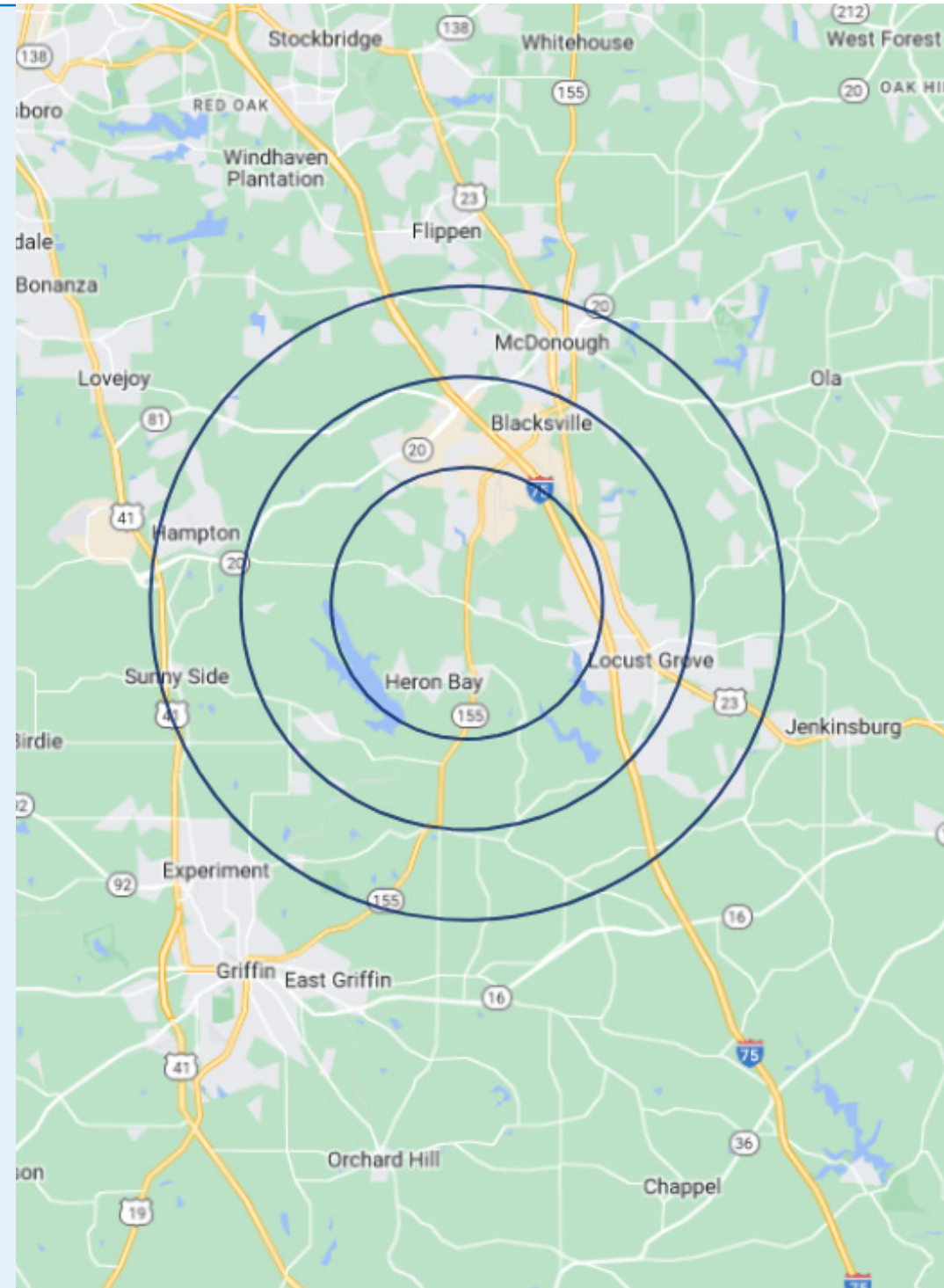
## COUNTY

Henry

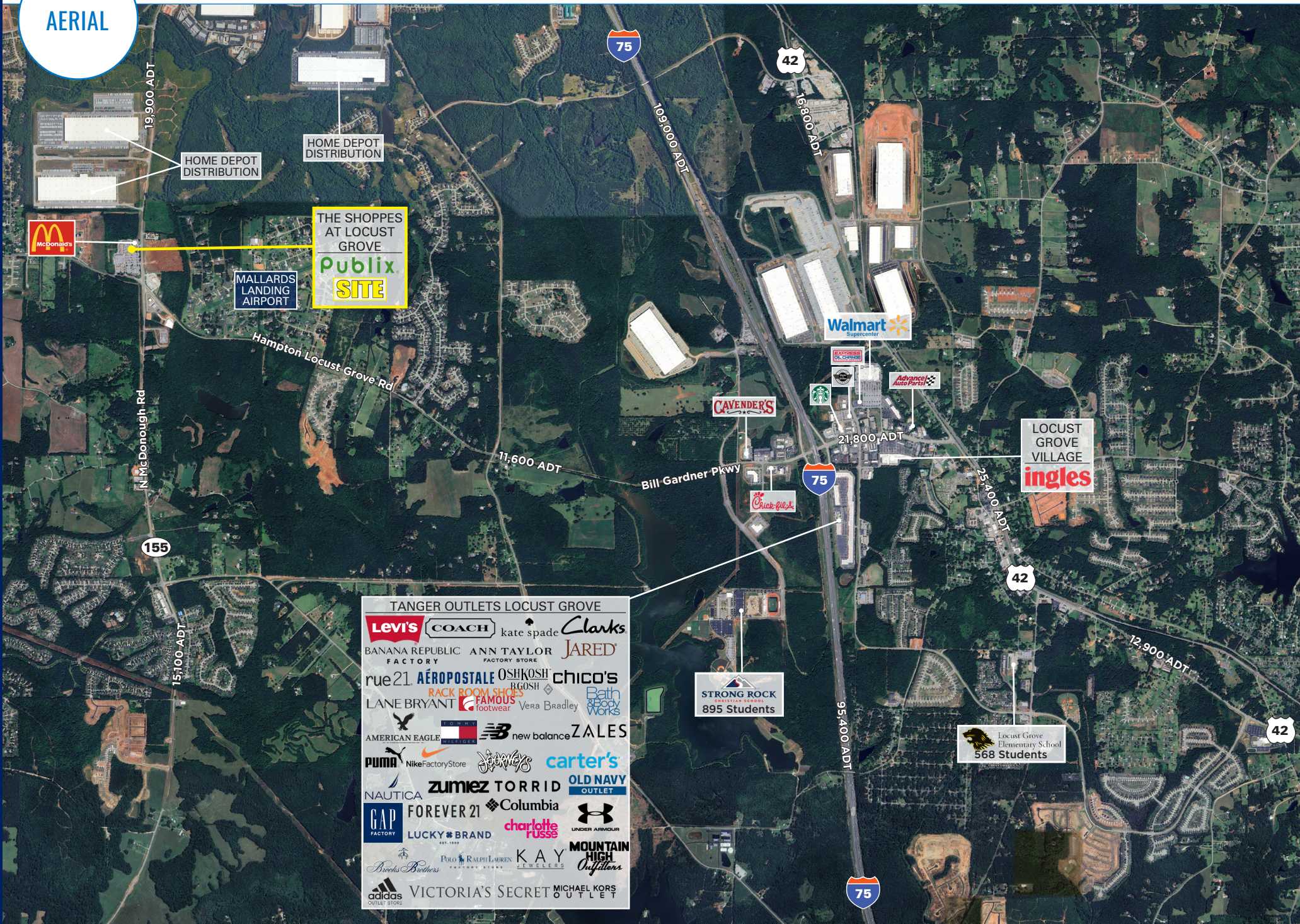
## MARKET

Locust Grove

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



AERIAL



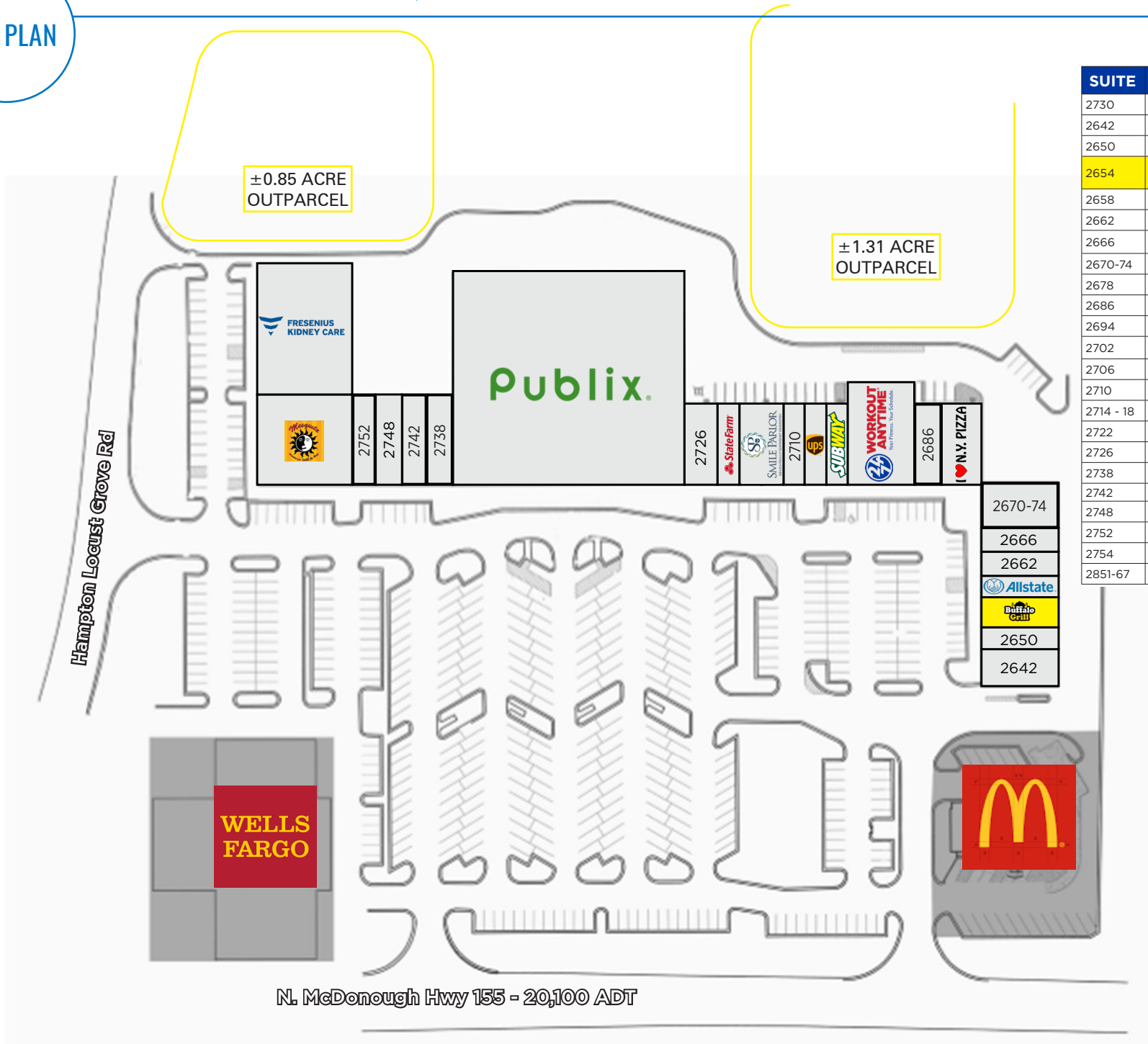
THE SHOPPES AT LOCUST GROVE  
**Publix SITE**

- TANGER OUTLETS LOCUST GROVE
- Levi's COACH kate spade Clarks
  - BANANA REPUBLIC ANN TAYLOR JARED
  - FACTORY STORE FACTORY STORE
  - rue21 AÉROPOSTALE OSHKOSH chiko's
  - LANE BRYANT RACK ROOM SHOES FAMOUS Footwear Vera Bradley Bath & Body Works
  - AMERICAN EAGLE NIKE new balance ZALES
  - PUMA NikeFactoryStore JOURNEY carter's
  - NAUTICA zumiez TORRID OLD NAVY OUTLET
  - GAP FOREVER 21 Columbia UNDER ARMOUR
  - FACTORY LUCKY BRAND charlotte russe
  - Brooks Brothers POLO RALPH LAUREN KAY MOUNTAIN HIGH
  - adidas VICTORIA'S SECRET MICHAEL KORS OUTLET

STRONG ROCK  
895 Students

Locust Grove  
Elementary School  
568 Students

SITE PLAN



SUITE	TENANT	SF
2730	PUBLIX	38,997
2642	CHOICE CLEANERS	2,400
2650	CROWN CUTZ II BARBER	1,200
2654	BUFFALO GRILL (COMING SOON)	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

N. McDonough Hwy 155 - 20,100 ADT

±0.85 ACRE  
OUTPARCEL

±1.31  
OUTPA

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# THE SHOPPES AT LOCUST GROVE

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RETAIL ADVISORS

155

McDonough Rd - 20,100 ADT