

# NEW KROGER MARKETPLACE IN OAKWOOD, GEORGIA

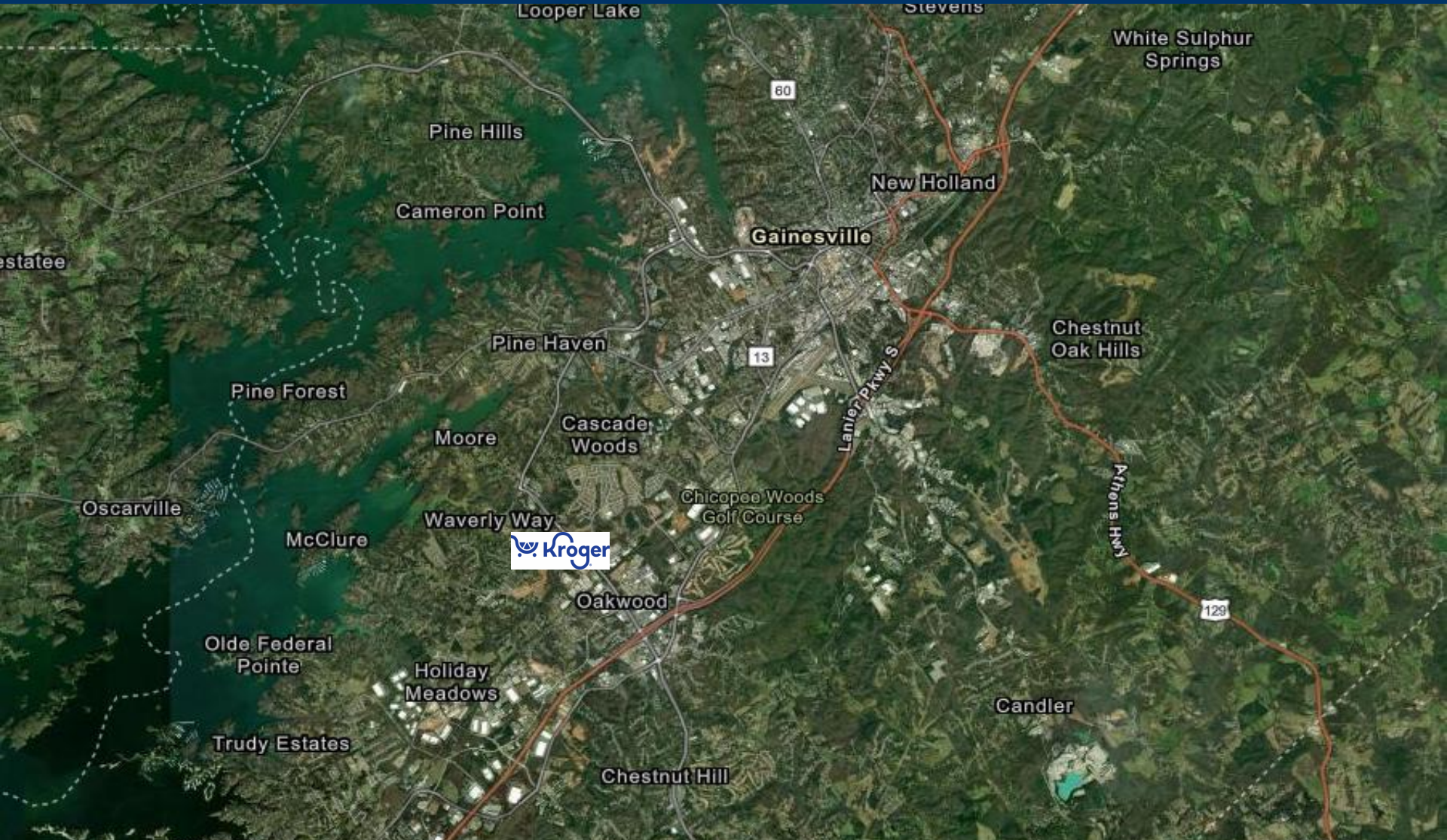


**PAD SITES AVAILABLE**

**PROPERTY DETAILS****Address** Mundy Mill Rd & Millside Pkwy**Estimated Completion Date** Winter 2026**Available Outparcels** 4 Outparcels**Asking** Make Offer**Anchor** Kroger Marketplace**Availability** Pad Sites available for commercial use**Daily Traffic Counts (VPD)** Mundy Mill Rd: 35,100**PROPERTY SUMMARY**

Strategically located at the high-traffic intersection of Mundy Mill Road and Millside Parkway in the heart of Oakwood, Georgia, this brand-new Kroger Marketplace-anchored shopping center offers prime retail opportunities in one of the region’s fastest-growing corridors. Anchored by a full-service Kroger Marketplace, a regional draw for groceries, home goods, and daily essentials, this center is positioned to serve the dynamic and expanding population of Hall County and the greater Gainesville-Oakwood area. Situated near the University of North Georgia-Gainesville Campus and multiple existing/future residential developments. Four outparcels available for development ranging from 1.12 - 1.44 acres (ideal for QSR, financial institutions, medical, or retail use). This is a great opportunity for national, regional, and local retailers seeking co-tenancy with a major grocery anchor.

DEMOGRAPHICS	AHI	Population
3 miles	\$101,831	38,771
5 miles	\$102,333	79,713
10 miles	\$119,060	225,585

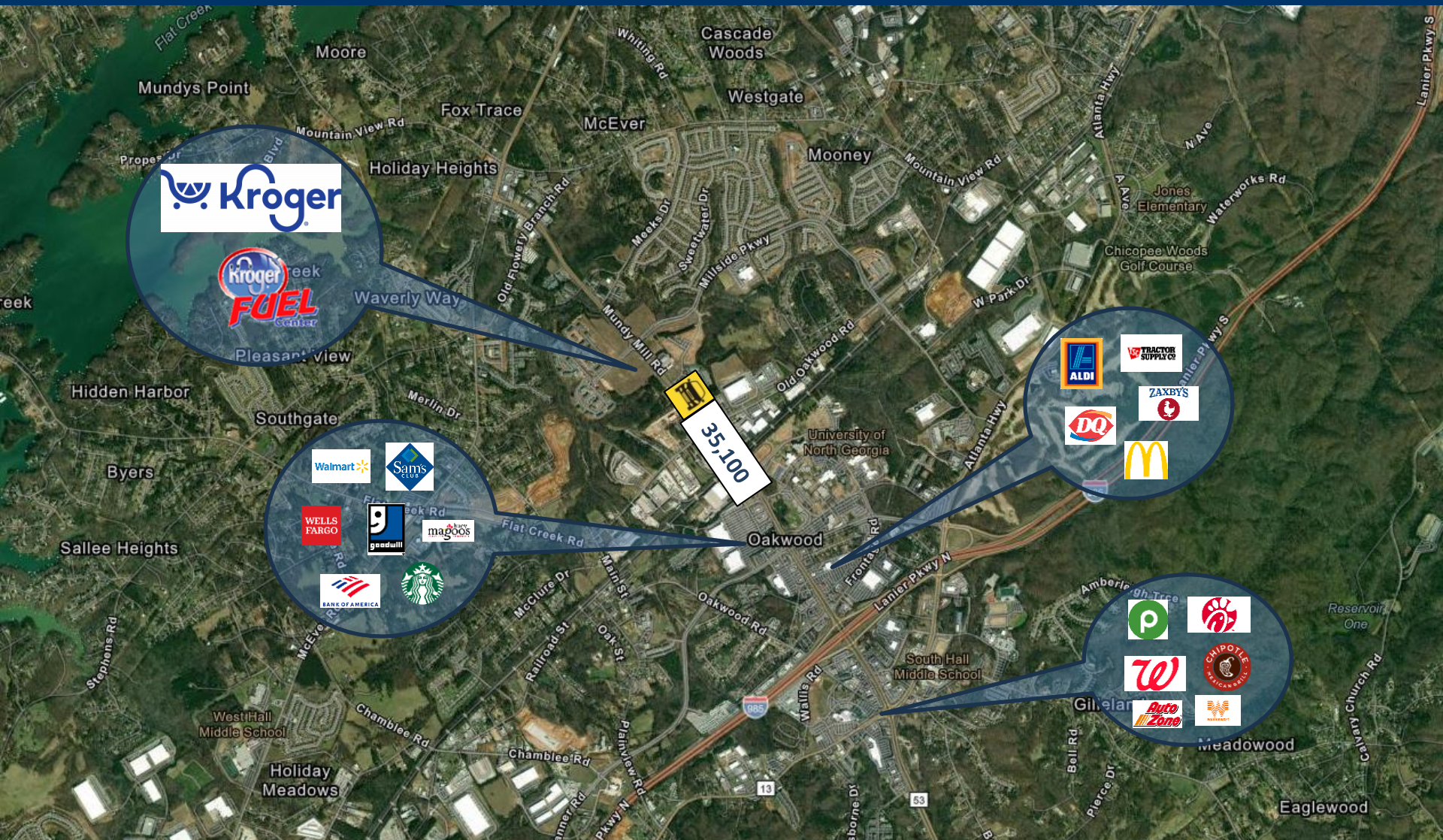


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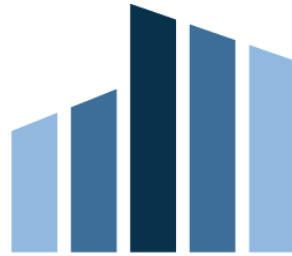
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