



GREENSBORO GROCERY CENTER - INLINE AND PAD SITES AVAILABLE

Lake Oconee Pkwy and I-20, Greensboro GA 30642



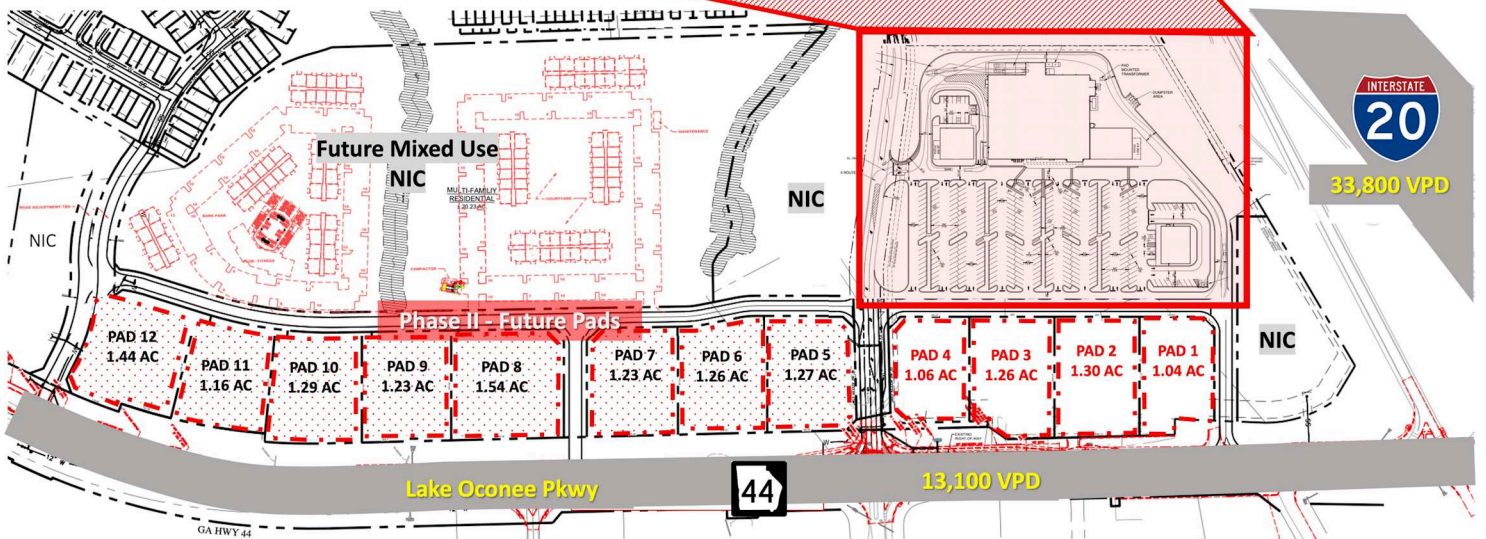
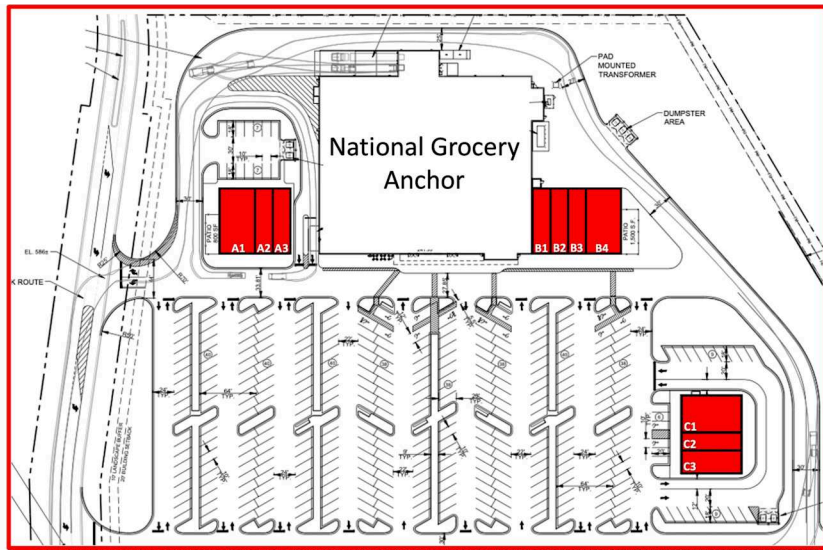
- ▲ 50,000+ SF national grocery-anchored shopping center with over 19,000 SF of shop space for lease.
- ▲ Outparcels available for GL or BTS.
- ▲ 550+ new homes coming adjacent to the site.
- ▲ Property located just off I-20 ramp for Lake Oconee, a region which includes Lake Oconee, the state's 2nd largest lake that is known to be on of the premier lakefront and golf communities in the country.
- ▲ Lake Oconee is home to Reynolds Plantation, the Ritz-Carlton Reynolds, and many other notable golf course communities.

2025 Demographics	5 Miles	7 Miles	10 Miles
Population	7,099	12,933	23,600
Households	2,793	5,431	9,974
Average HH Income	\$85,740	\$114,941	\$121,015
Daytime Population	2,995	5,464	8,784
	10 Min	15 Min	20 Min
Drivetime Population	4,508	12,430	25,754

Availability	A1 - 3,000 SF	A2 - 1,500 SF	A3 - 1,500 SF
B1 - 1,500 SF	B2 - 1,500 SF	B3 - 3,000 SF	C1 - 3,000 SF
C2 - 1,500 SF	C3 - 1,800 SF	Pad 1 - 1.04 AC	Pad 2 - 1.3 AC
Pad 3 - 1.26 AC	Pad 4 - 1.06 AC	Pad A - 1.27 AC	Pad B - 1.26 AC
Pad C - 1.23 AC	Pad D - 1.54 AC	Pad E - 1.23 AC	Pad F - 1.29 AC
Pad G - 1.16 AC	Pad H - 1.44 AC		

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
	National Grocery An...	-	C2	Available	1,500 SF	Pad C	Available	1.23 AC
A1	Available	3,000 SF	C3	Available	1,800 SF	Pad D	Available	1.54 AC
A2	Available	1,500 SF	Pad 1	Available	1.04 AC	Pad E	Available	1.23 AC
A3	Available	1,500 SF	Pad 2	Available	1.3 AC	Pad F	Available	1.29 AC
B1	Available	1,500 SF	Pad 3	Available	1.26 AC	Pad G	Available	1.16 AC
B2	Available	1,500 SF	Pad 4	Available	1.06 AC	Pad H	Available	1.44 AC
B3	Available	3,000 SF	Pad A	Available	1.27 AC			
C1	Available	3,000 SF	Pad B	Available	1.26 AC			



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property