







### **DEMOGRAPHICS**

# 1 MILE

⇔ Estimated population

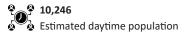


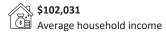




# 3 MILE



















#### **DRIVE TIME POPULATION**









**4** 64,675







## **SITE PLAN**

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
А	Publix	46,791 SF	B3/B4	Allure Nails	3,000 SF	OP6	Under Contract	1.02 AC
A1/A2	Salon Lofts	4,500 SF	В5	El Reposo	3,000 SF	OP7	Available	1.02 AC
А3	Club Pilates	1,500 SF	C1-C3	Two Eggs!	4,500 SF	OP8	Available	.82 AC
<b>A</b> 4	Jeremiah's Italian Ice	1,000 SF	OP1	Available	1.31 AC	OP9	The Learning Experience	2.11 AC
A5	Sage Dental	3,500 SF	OP2	Available	1.05 AC	D1	Available	1,800 SF
B1	Great Clips	1,500 SF	OP3	Zaxby's	1.09 AC	D2	Available	1,800 SF
В2	Osaka	1,500 SF	OP4	Chase Bank	1.29 AC	D3	Available	2,000 SF
			OP5	Available	1.31 AC			







### **HIGHLIGHTS**

- Publix now open.
- Outparcels are available for ground lease or build-to-suit.
- Minutes from I-75 and the popular Henry Town Center.
- Nearby the gated community "Villages at Walnut Creek," the master-planned community "Crystal Lake," and Dutchtown Middle School and High School.
- Henry County is the second fastest growing county within the Atlanta MSA, with its proximity to the ATL airport attracting national and international manufacturing companies.
- Hampton is ranked the third safest GA city to live in (SafeWise, 2023).





17,800 on Jonesboro Rd 7,000 on Chambers Rd 161,000 on Highway 75



Two Access Points along Jonesboro Rd. Right In/Right Out access on Chambers Rd.



Monument signage on Jonesboro Rd. Monument signage on Chambers Rd.

