Shops at Walnut Creek

2400 Jonesboro Rd, Hampton, GA 30228

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DART RETAIL

Shops at Walnut Creek — Allure Nail Spa, Publix, Salon Lofts, Zaxby's, Fifth Third Bank, Club Pilates, Chase, Great Clips, Sage Dental, Two Eggs, Shell, Jamba, Frozen Rooster

Henry Town Center — The Home Depot, Target, HomeGoods, belk, Marshalls, Old Navy, BAM! Books-A-Million, Ashley Homestore, Michaels, Famous Footwear, Ross Dress For Less, GameStop, PetSmart, Aaron's, rue21, Bed Bath & Beyond, Sally Beauty, Bath & Body Works, Urban Air, Verizon, Longhorn Steakhouse, Red Lobster, Sierra Trading Post, Chili's, Wendy's, Burger King, Cane's

Dutchtown High School (1,740 Students)
Dutchtown Middle School (1,231 Students)
Dutchtown Elementary School (794 Students)

Jonesboro Rd

(6,590 VPD)
(146,000 VPD)
(30,500 VPD)

bp, River & Roost, Taco Bell

CVS

Dollar General, Marco's

Town Centre Village — Firehouse Subs, Burn Boot Camp, American Deli

Dick's Sporting Goods, Best Buy, Floor & Decor, Cheddar's Scratch Kitchen, AutoZone, Arby's, Wild Wing Cafe, Starbucks Coffee, Olive Garden, Logan's Roadhouse, Golden Corral, McDonald's, Chick-fil-A, Sky Zone Trampoline Park

Regal, LA Fitness, Harbor Freight, Mavis Discount Tire, Waffle House, Dunkin' Donuts, Bojangles, Sam's Club

Lake Erma
North Mt. Carmel Park
Chambers Rd

DEMOGRAPHICS

1 MILE

3,318 Estimated population	**2,381** Estimated daytime population	**$111,748** Average household income	**1,050** Households

3 MILE

24,708 Estimated population	**10,246** Estimated daytime population	**$102,031** Average household income	**8,338** Households

5 MILE

89,666 Estimated population	**28,307** Estimated daytime population	**$88,827** Average household income	**31,253** Households

DRIVE TIME POPULATION

5 Min	10 Min	15 Min
7,754	64,675	202,026

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SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A	Publix	46,791 SF	B3/B4	Allure Nails	3,000 SF	OP6	Under Contract	1.02 AC
A1/A2	Salon Lofts	4,500 SF	B5	El Reposo	3,000 SF	OP7	Available	1.02 AC
A3	Club Pilates	1,500 SF	C1-C3	Two Eggs!	4,500 SF	OP8	Available	.82 AC
A4	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
B2	Osaka	1,500 SF	OP4	Chase Bank	1.29 AC	D3	Available	2,000 SF
			OP5	Available	1.31 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.

DART RETAIL

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.

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