

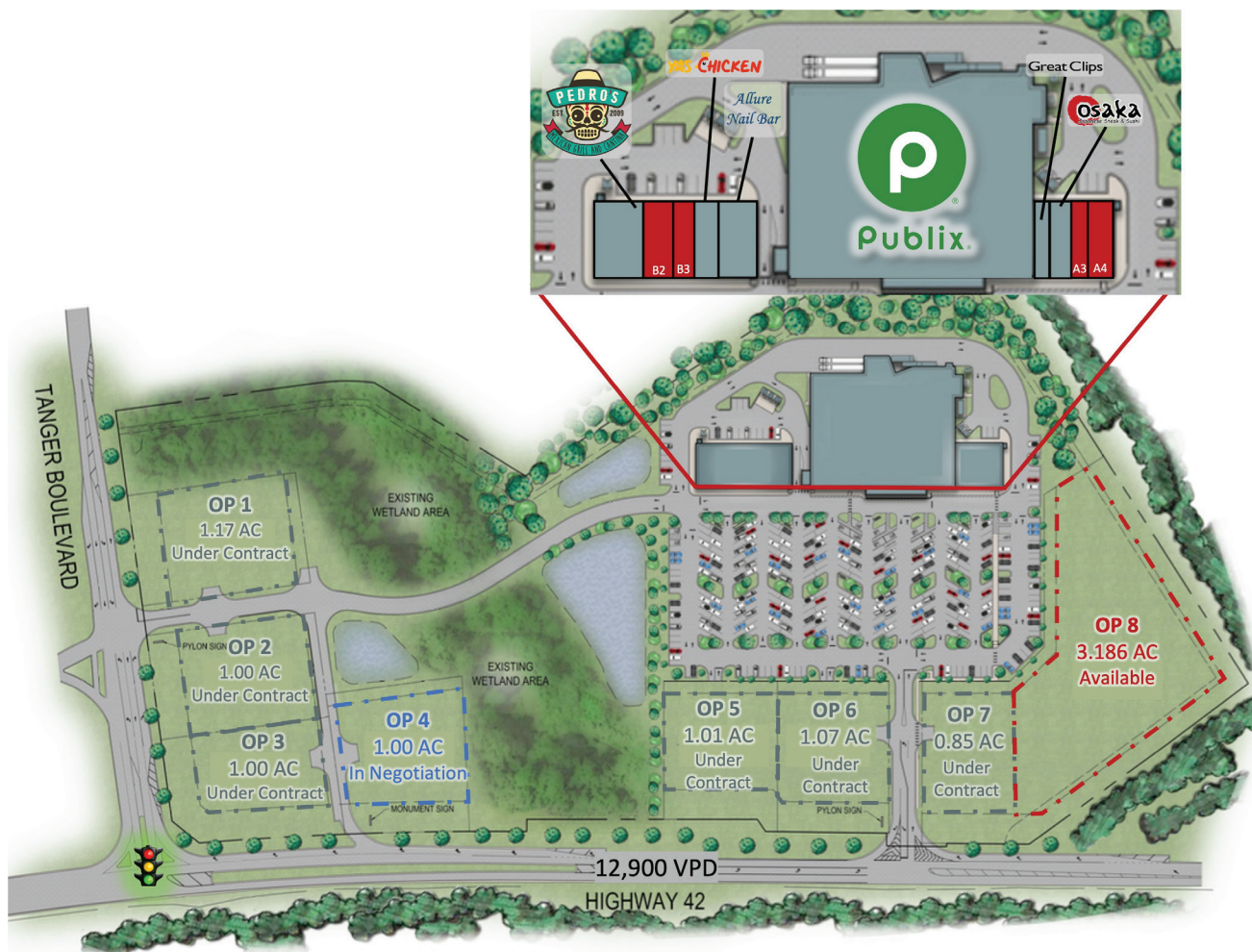


SHOPERS AT INDIAN CREEK

4528 Highway 42 South, Locust Grove, GA 30248

SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
	Publix	-	B3	Available	1,500 SF	OP 5	Under Contract	1.01 AC
A1	Great Clips	1,500 SF	B4	Yas Chicken	1,500 SF	OP 6	Under Contract	1.07 AC
A2	Osaka Japanese Steakhouse	1,128 SF	B5/B6	Allure Nail Bar	3,000 SF	OP 7	Under Contract	0.85 AC
A3	Available	1,573 SF	OP 1	Under Contract	1.17 AC	OP 8	Available	3.186 AC
A4	Available	1,800 SF	OP 2	Under Contract	1.0 AC			
B1	Pedro's Mexican Restaurant	4,000 SF	OP 3	Under Contract	1.0 AC			
B2	Available	2,000 SF	OP 4	Available	1.0 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.








DEMOGRAPHICS

1 MILE


 4,559
Estimated population


 208
Estimated daytime population


 \$88,072
Average household income

 1,598
Households

3 MILE


 15,712
Estimated population


 4,674
Estimated daytime population


 \$84,790
Average household income


 5,262
Households

5 MILE

 28,395
Estimated population

 6,285
Estimated daytime population

 \$88,846
Average household income

 9,465
Households

DRIVE TIME POPULATION

5
Min  10,756

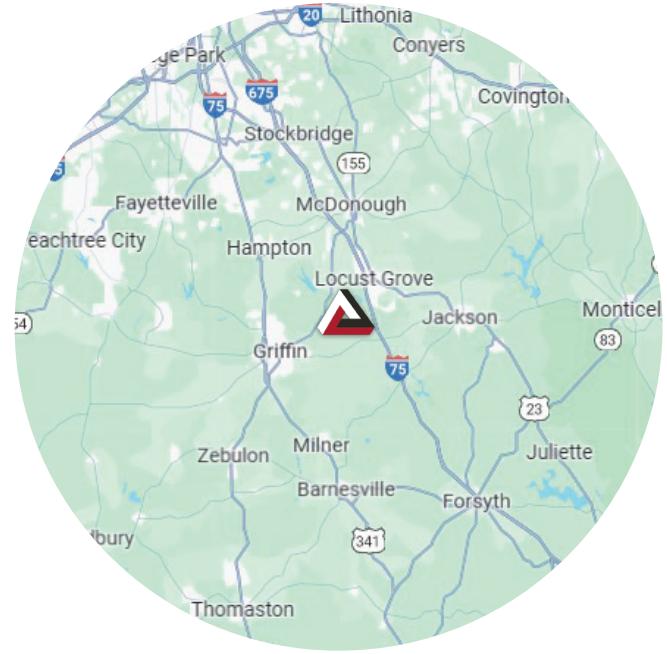
10
Min  22,537

15
Min  53,437

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HIGHLIGHTS

- New Publix-anchored shopping center delivering Q4 2025.
- Outparcel, restaurant, and retail space for lease.
- New traffic light recently approved for the intersection of GA 42 and Tanger Blvd.
- The property is located minutes from City Hall and downtown Locust Grove, and 2.5 miles from the Tanger Outlets Locust Grove (one of three Tanger Centers in Georgia) which has over 4 million visitors annually.
- Locust Grove, GA is midway between Atlanta and Macon along Interstate 75 and is less than 30 miles from Hartsfield-Jackson International Airport.
- Henry County is the second-fastest growing county in Metro Atlanta.



Traffic Counts.
11,500 on Highway GA-42.



Full access from Highway GA-42.
Full access from Tanger Blvd.



**Monument Signage Available on
Tanger Boulevard and Monument
Signage Available on Highway 42.**

