

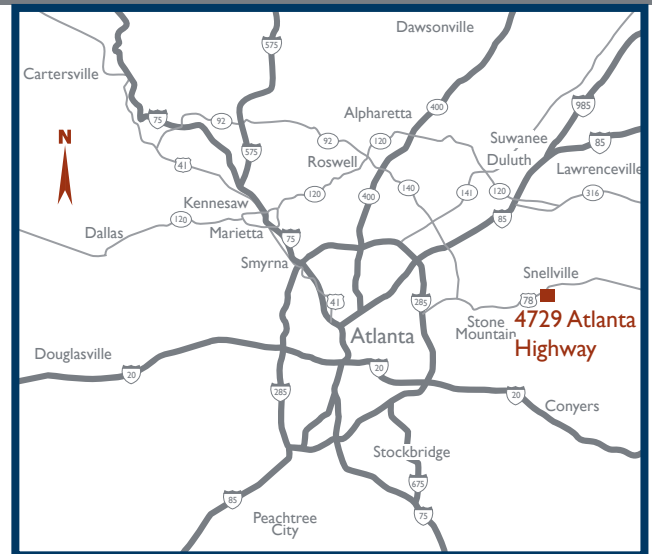
4729 ATLANTA HIGHWAY OUTPARCEL

LOGANVILLE, GA 30052



PROPERTY DETAILS

- 1.046 Acre Outparcel Ground Lease Opportunity in Walton County
- Adjacent to high traffic Kroger center
- Directly adjacent to attractive 4,000 SF brick and stucco retail center anchored by AT&T
- Excellent visibility on the primary artery in this market area;
- High traffic counts on Atlanta Hwy (US Hwy 78) with 44,500 VPD at this Kroger center
- Easy access with signalized entrance
- Good demographics with 67,000 residents and 14,000 daytime population within a 5 mile radius; and average household income of \$86,000



BRAND
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770.476.4801

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TRAFFIC COUNTS

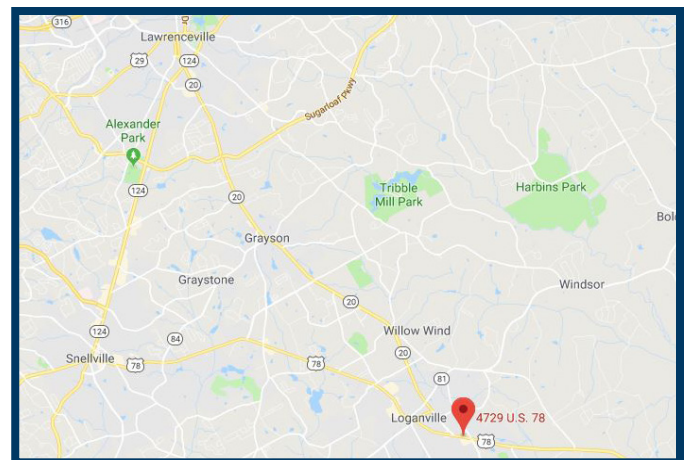
Atlanta Hwy (US Hwy 78
at the Kroger center) 44,500 VPD

DEMOGRAPHICS - 2020 CoStar

	1 mile	3 miles	5 miles
Population	5,435	27,085	67,047
Daytime Pop.	3,643	9,036	14,285
Income	\$84,332	\$85,020	\$86,326

GPS COORDINATES

Lat. 33.8300047 Long. -83.8926486



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