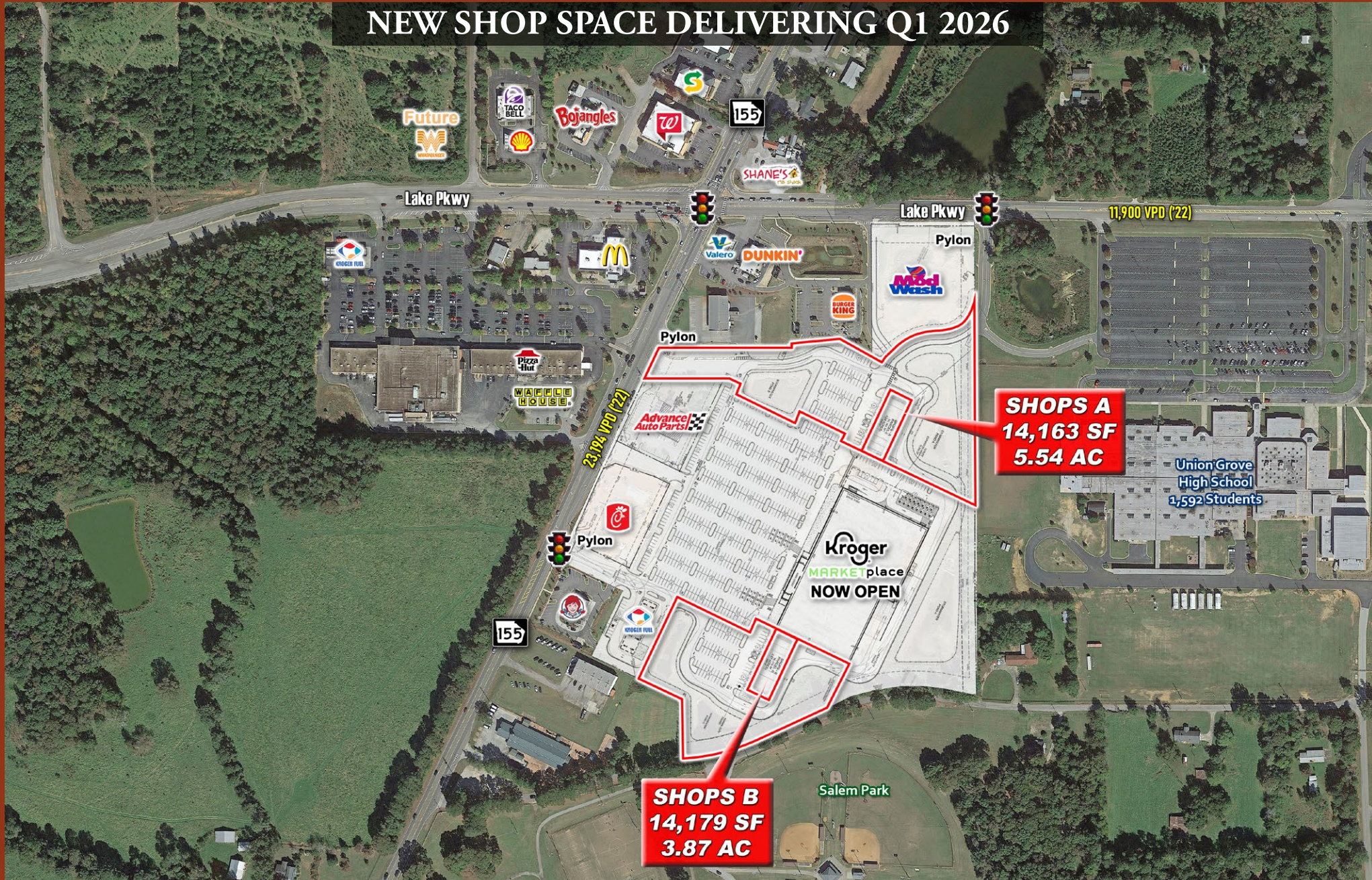
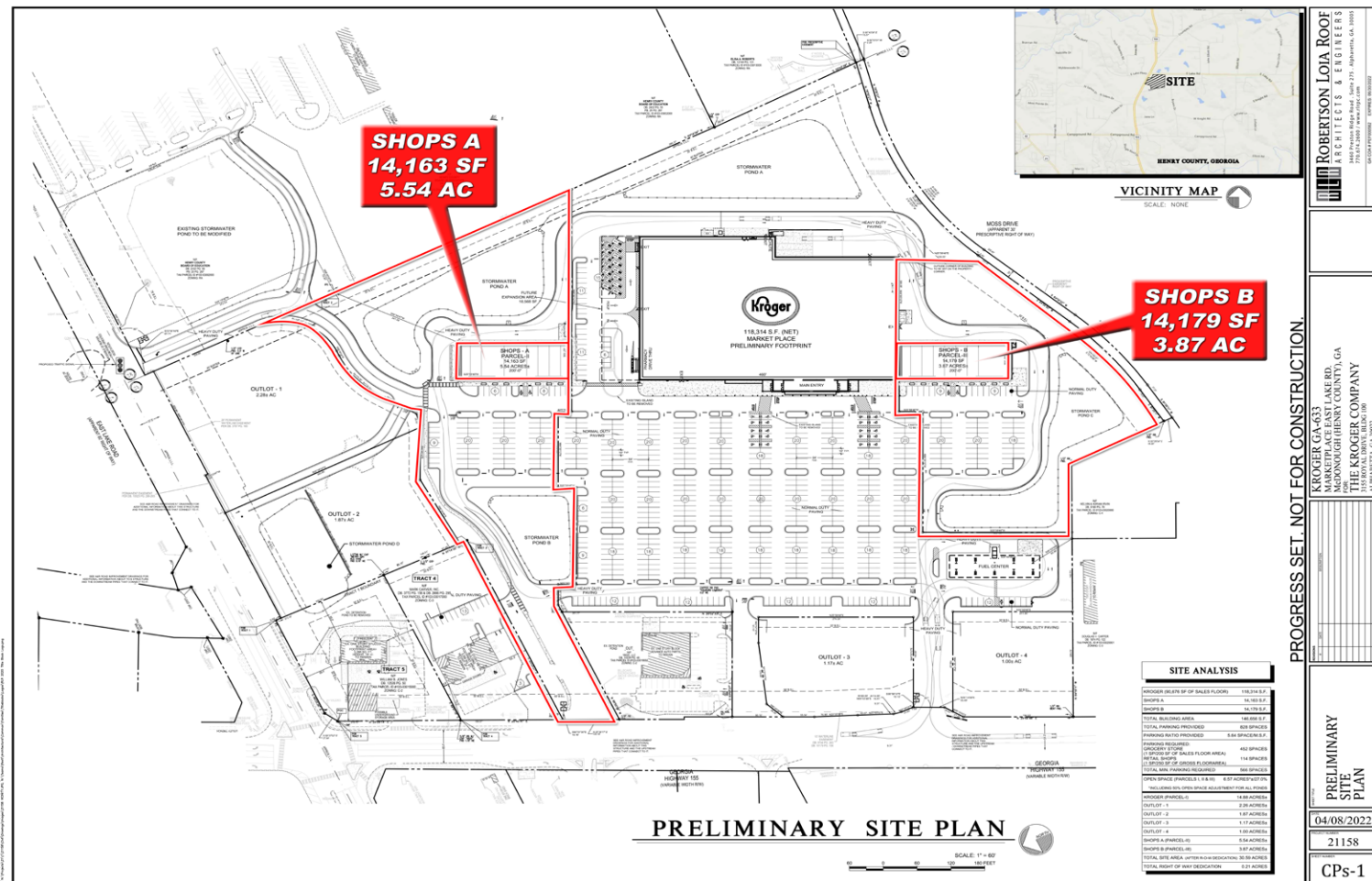


NEW SHOP SPACE DELIVERING Q1 2026



- Join 123k sf Kroger Marketplace - NOW OPEN
- 28,000 sf of new shop space delivering Q1 2026
- Other retailers include Chick-Fil-A, Wendy's, Burger King
- Located at the SEC of East Lake Parkway and Hwy 155
- Adjacent to Union Grove High School (1,600 students), Union Grove Middle School (1,100 students) and East Lake Elementary School (675 students)



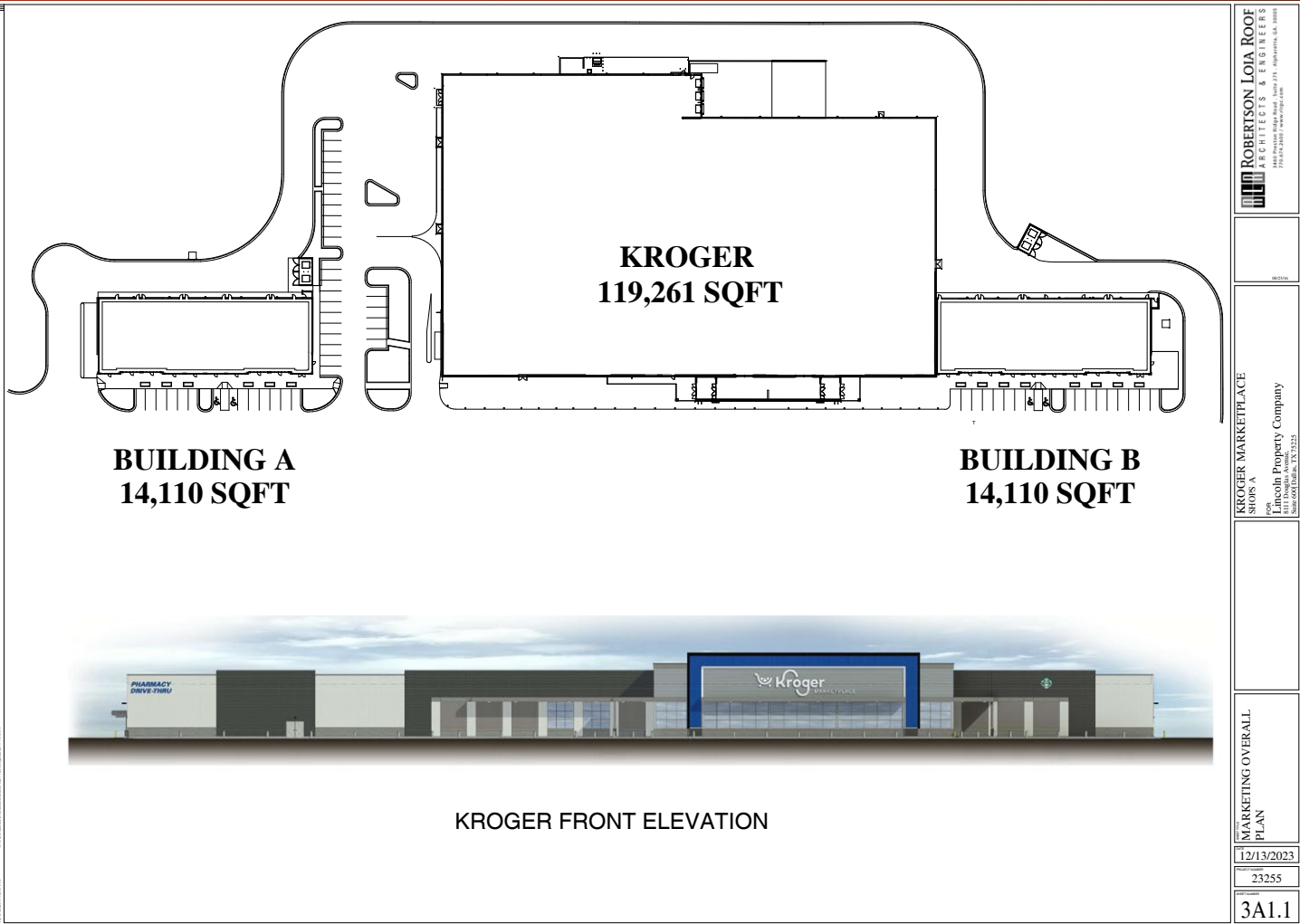
Union Grove Crossroads
SEC GA-155 N & E. Lake Parkway
McDonough, GA, 30253

demographics

	1 mile	3 miles	5 miles
2023 Population	1,453	21,177	76,748
Daytime Population	2,237	15,057	61,962
Avg Household Income	\$127,541	\$115,818	\$105,181

traffic counts

Lake Pkwy: 11,900 vpd | GA-155: 23,194 vpd







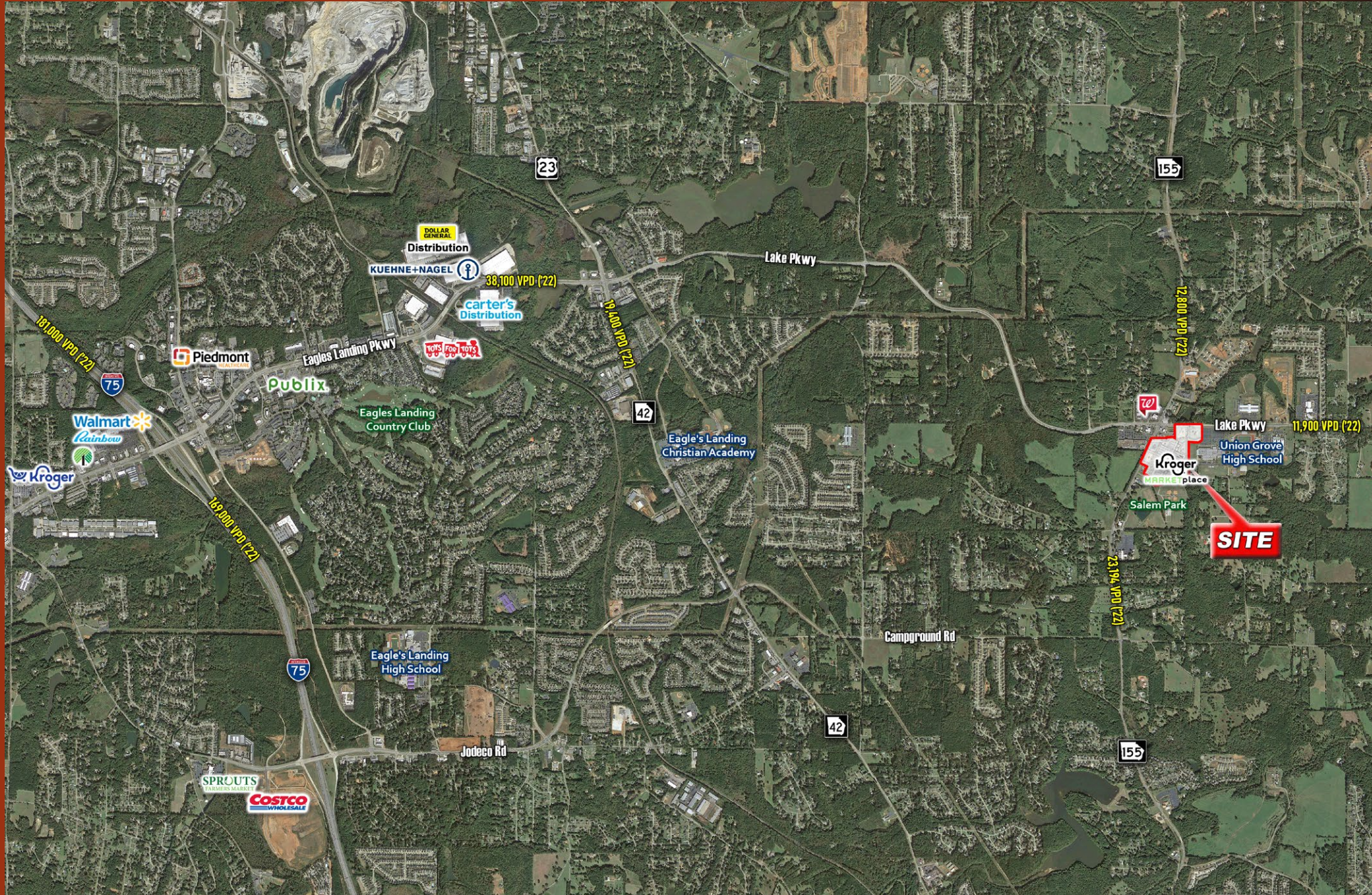
Union Grove Crossroads
SEC GA-155 N & E. Lake Parkway
McDonough, GA, 30253

BRAND Real Estate Services



Union Grove Crossroads
SEC GA-155 N & E. Lake Parkway
McDonough, GA, 30253

BRAND Real Estate Services



UNION GROVE CROSSROADS

BRAND Real Estate Services

WALT DAVIS | Retail Partner
wdavis@brandproperties.com | 770.497.6465

LINCOLN
PROPERTY
COMPANY

RETAIL

SHAWN FULLAM | Senior Vice President
sfullam@lpc.com | 214.740.3373

CHARLIE LEGG | Retail Development Partner
CLegg@LPC.com | 203.727.7155

SHOPS A
14,163 SF
5.54 AC

SHOPS B

3.87 AC

<https://brandproperties.com> | 6224 Sugarloaf Parkway, Suite 200, Duluth, GA 30097 | 770.476.4801