

**NEW SHOP SPACE DELIVERING Q3 2025**

**SHOPS A**  
14,163 SF  
5.54 AC

**SHOPS B**  
14,179 SF  
3.87 AC

Union Grove High School  
1,592 Students

Salem Park

Kroger Market Place  
NOW OPEN

Advance Auto Parts

Mod Wash

Burger King

Dunkin'

Valero

McDonald's

Pizza Hut

Waffle House

Kroger Fuel

Future

Taco Bell

Bojangles

Walgreens

Shane's

Lake Pkwy

US-155

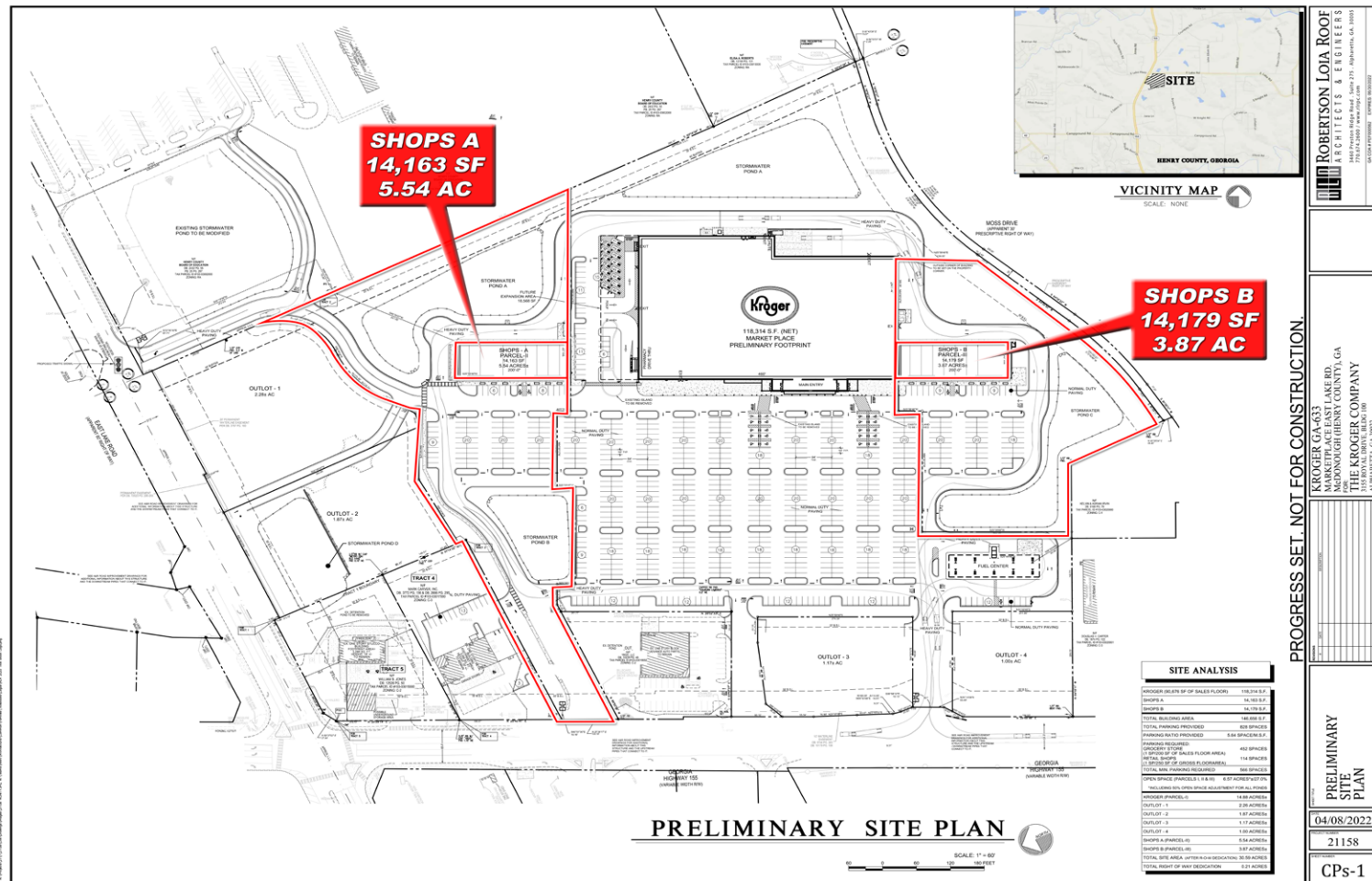
23,194 VPD (22)

11,900 VPD (22)



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

- Join 123k sf Kroger Marketplace - NOW OPEN
- 28,000 sf of new shop space delivering Q3 2025
- 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)



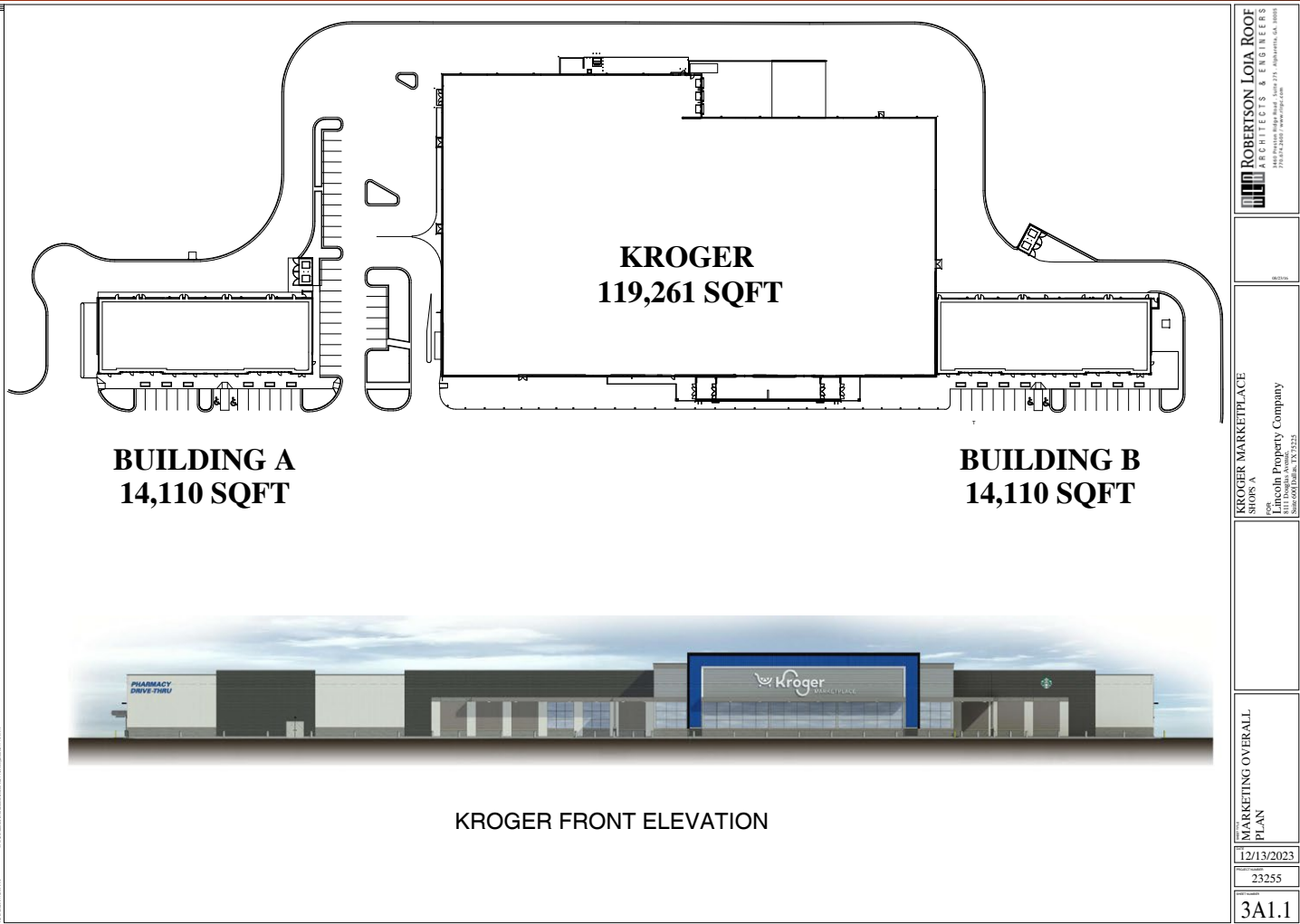
**Union Grove Crossroads**  
**SEC GA-155 N & E. Lake Parkway**  
**McDonough, GA, 30253**

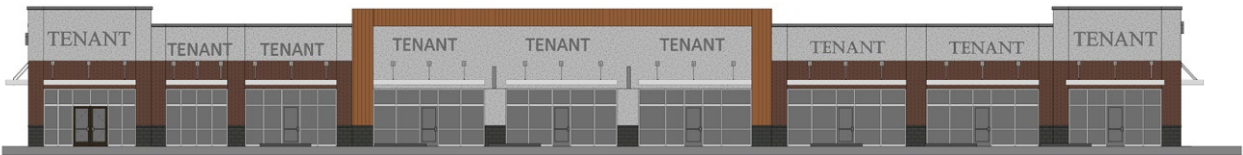
**demographics**

	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

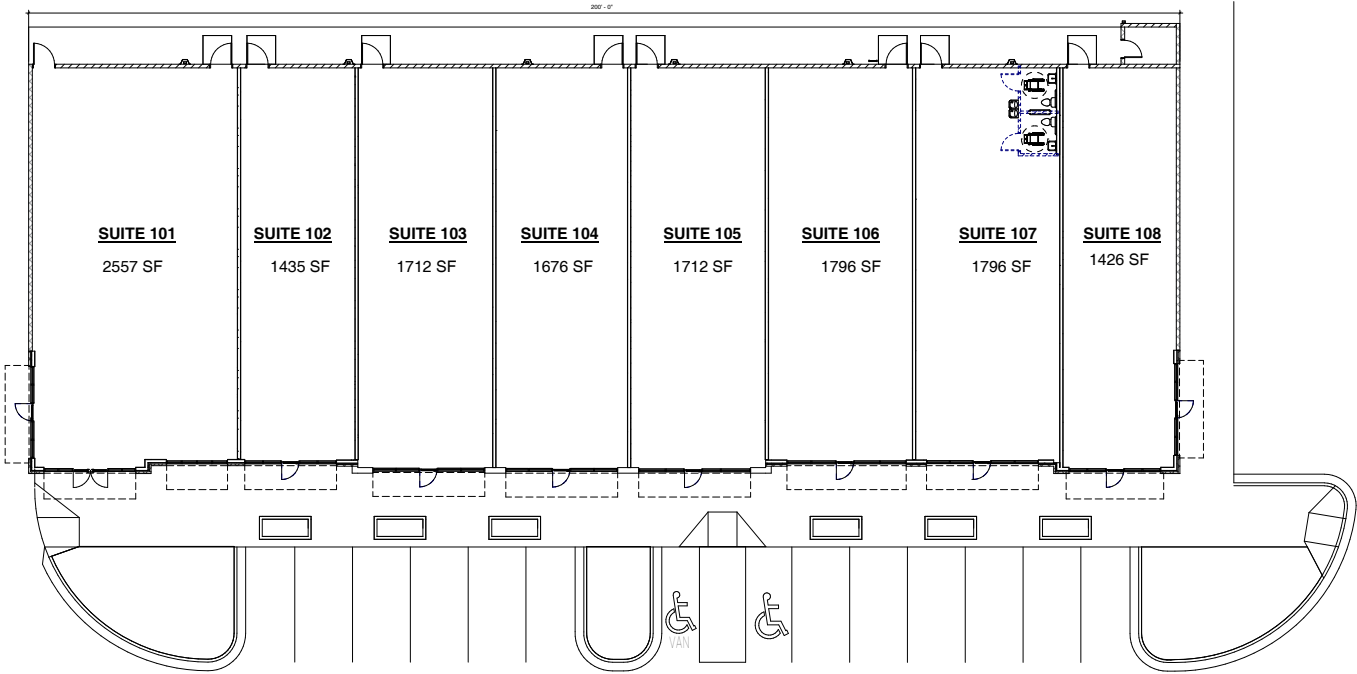
**traffic counts**

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





SHOPS A ELEVATION  
1/8" = 1'-0"



SHOPS A FLOOR PLAN  
1/8" = 1'-0"

TOTAL SQUARE FOOT:  
14,110 SF

**ROBERTSON LOIA ROOF**  
ARCHITECTS & ENGINEERS  
770.874.2400 / www.rloia.com  
275 - Alpharetta, GA 30005

08/15/16

KROGER MARKETPLACE  
SHOPS A  
FOR  
Lincoln Property Company  
Suite 600 Dallas, TX 75225

MARKETING PLAN AND  
ELEVATION SHOPS A

12/13/2023

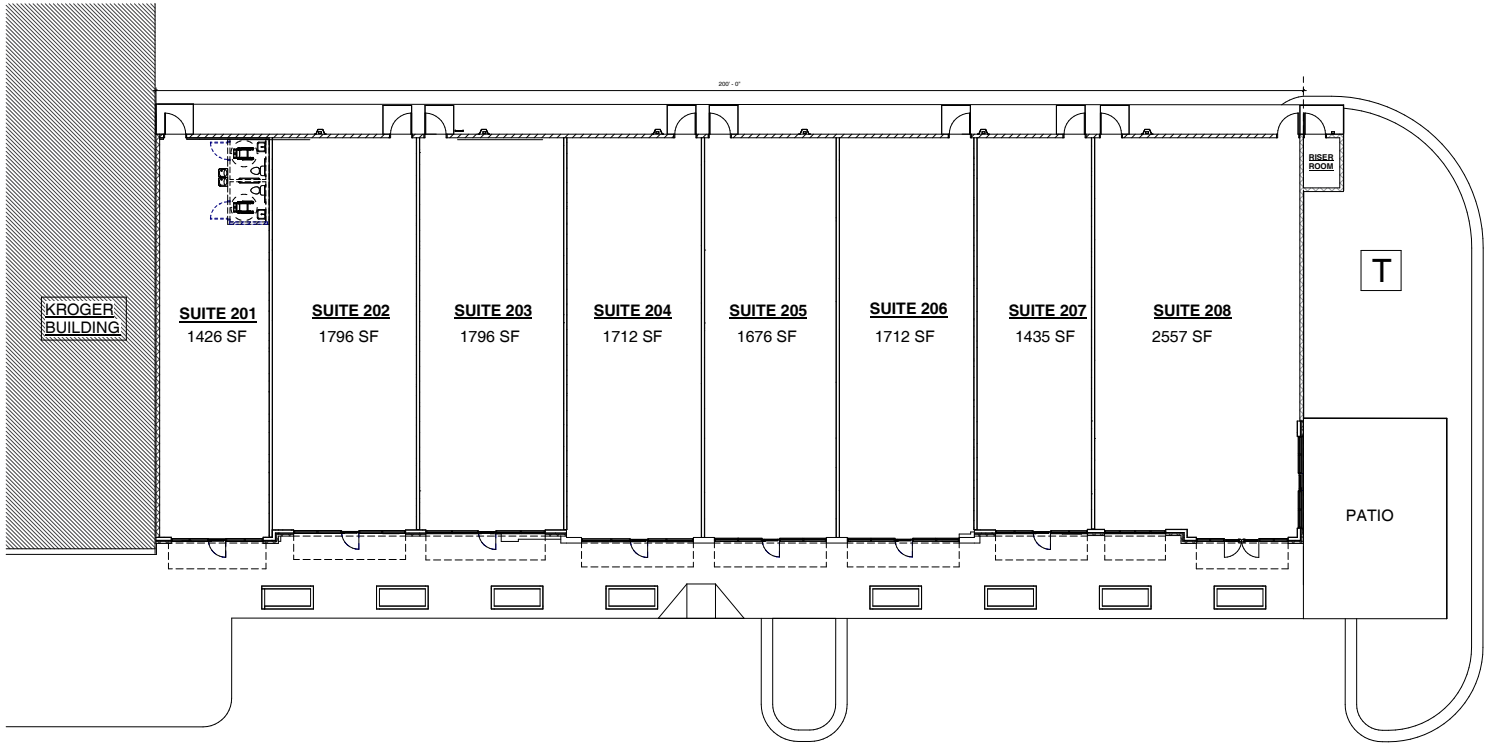
23255

3A1.2





SHOPS B ELEVATION  
1/8" = 1'-0"



SHOPS B FLOOR PLAN  
1/8" = 1'-0"

TOTAL SQUARE FOOT:  
14,110 SF



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SHOPS A  
FOR  
Lincoln Property Company  
Suite 600 Dallas, TX 75225

MARKETING PLAN AND  
ELEVATION SHOPS B

12/13/2023

23255

3A1.3



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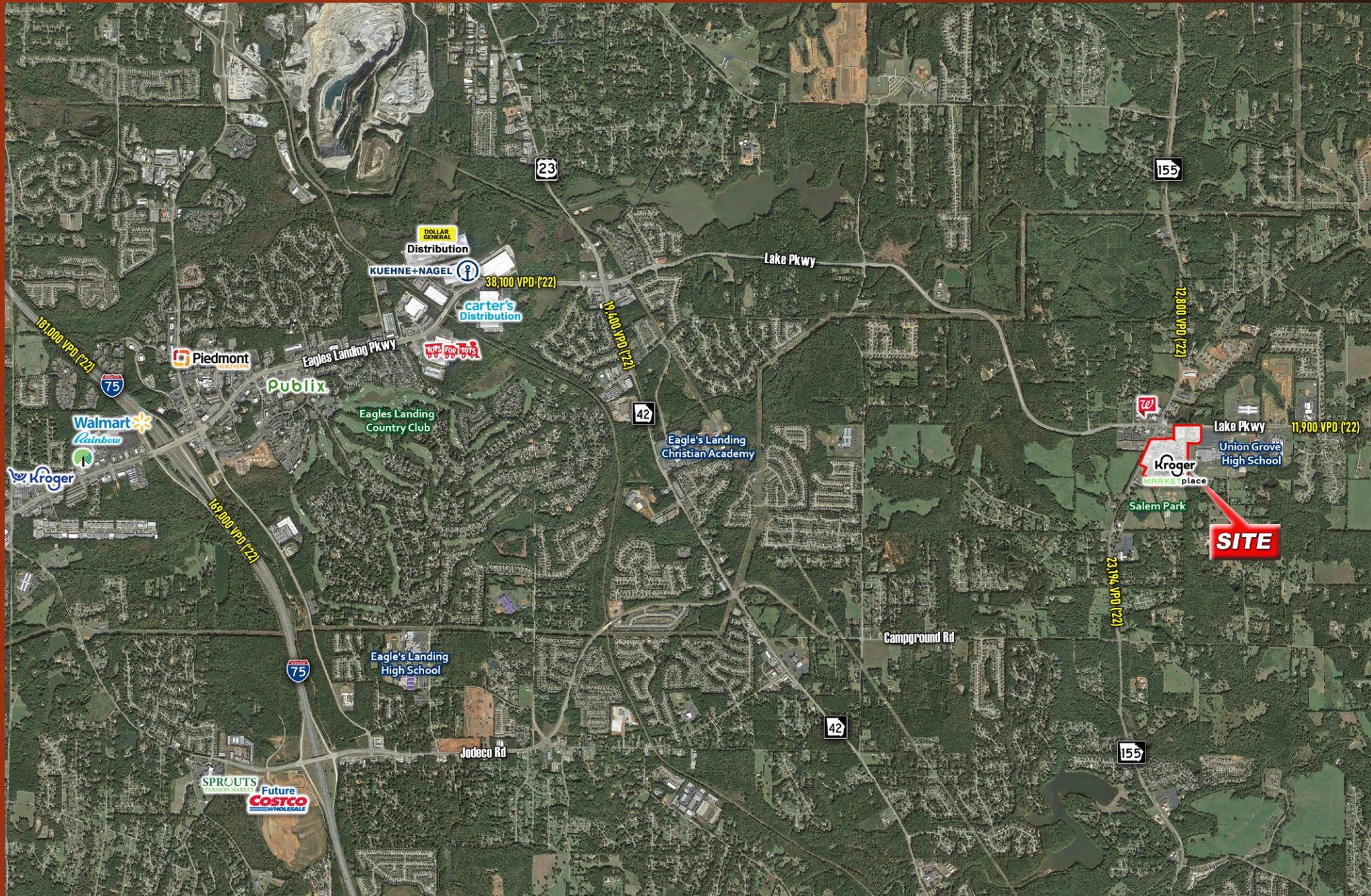
**BRAND** Real Estate Services





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 Development Partner  
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LINCOLN  
PROPERTY  
COMPANY

# RETAIL

SHAWN FULLAM | Senior Vice President  
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<https://brandproperties.com> | 6224 Sugarloaf Parkway, Suite 200 Duluth, GA 30097 | 770.476.4801