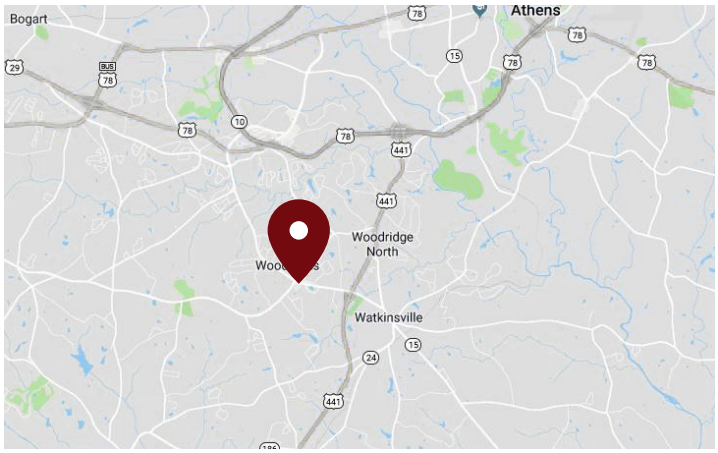
# Publix #0617 - Butler's Crossing

2061 Experiment Station Road
Watkinsville, GA 30677
Lat 33.871, Long -83.441

**FULLY LEASED**

## PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located in the Highly Desired Watkinsville Area
- Strategically Positioned at the Signalized Intersection of Mars Hill Road and Hog Mountain Road, Creating Excellent Access and Visibility
- Across the Street from Oconee County Middle School (845 Students) and Elementary School (455 Students) and One Mile from Oconee County High School (1,147 Students)
- The property Benefits from Extremely Strong Demographics with an Average Household Income of $110,000 Within Four Miles
- Significant Population Growth due to Proximity to Downtown Athens and the University of Georgia, Which Brings over 22,000 Jobs to the Local Economy and has more than a $2.1 Billion Impact Annually




| DEMOGRAPHICS | 2 Miles | 4 Miles | 6 Miles |
|---|---|---|---|
| Total Population | 7,296 | 25,374 | 70,746 |
| Daytime Population | 7,057 | 25,337 | 68,212 |
| Total Households | 2,559 | 8,793 | 28,330 |
| Avg. HH Income | $115,335 | $131,858 | $109,058 |

*Data provided by Placer Labs Inc. (www.placer.ai) & Esri*

**Melody Holley**

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Crossman & Company
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## SITE PLAN

| Suite | Tenant | Size |
|---|---|---|
| 201 | Publix | 51,420 |
| 101 | Russell Orthodontics | 1,000 |
| 102 | Papa John's Pizza | 1,184 |
| 103A | Verizon Wireless | 2,400 |
| 301 | The UPS Store | 1,300 |
| 302 | Great Clips | 1,138 |
| 303 | Sunny Nails | 975 |
| 304 | Goodwill | 1,138 |
| 305 | Oyishi Hibachi & Sushi | 1,950 |
| 401A | Quality Dry Cleaners | 975 |
| 401B | Main Moon Chinese Restaurant | 975 |
| 403 | Fleet Feet Oconee | 2,550 |
| 501 | Workout Anytime | 5,940 |
| 505 | Urgent Care Oconee | 2,560 |

TOTAL 75,505

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## FOOT TRAFFIC OVERVIEW

**EST. # OF CUSTOMERS ANNUALLY**
148,678

**EST. # OF VISITS ANNUALLY**
1.4 Million

**AVG. VISITS / CUSTOMER**
9.34

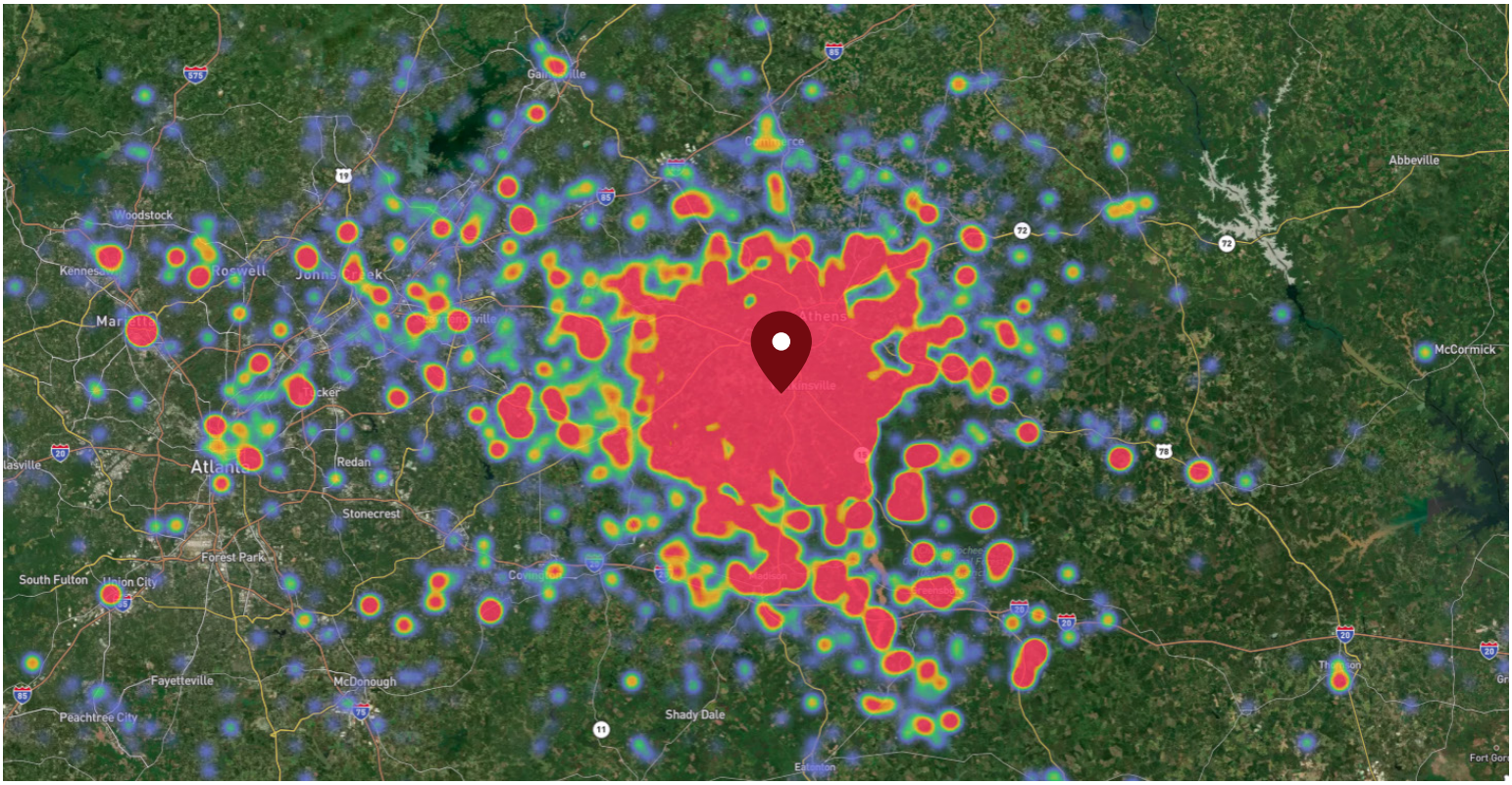
**AVG. LENGTH-OF-STAY / VISIT**
42 Min

| TOP 3 DAYS | # OF VISITS |
|---|---|
| Sunday | 213,352 |
| Monday | 211,410 |
| Saturday | 202,853 |

| TOP 3 HOURS | # OF VISITS |
|---|---|
| 5-4 PM | 255,094 |
| 4-5 PM | 243,537 |
| 6-7 PM | 228,490 |

*Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023*

## SITE VISIT DENSITY




**Red, orange, and yellow colors represent the location of 60% of site visitors**

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