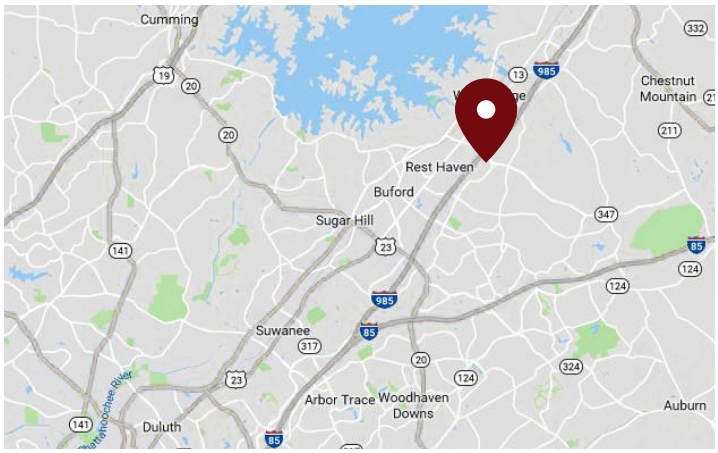
# Publix #0844 - Village Shops of Flowery Branch

5900 Spout Springs Road
Flowery Branch, GA 30542
Lat 34,176, Long -83.911

**FULLY LEASED**

## PROPERTY HIGHLIGHTS

- Grocery Anchored by Publix, Providing an Invaluable Necessity Based Shopping Center Drawing an Average of 110,000 Customers a Month
- Strategically Positioned at the Hard Signalized Intersection of Spout Springs Road and Hog Mountain Road Creating Excellent Access and Visibility
- Well-Curated, Internet-Resistant Tenant Mix Characterized by National and Regional Restaurants and Service Providers
- Conveniently Located One-Mile from Flowery Branch High School (1,787 Students), 1.5 Miles from the Atlanta Falcons Headquarters and Training Facility, and Two-Miles from Mars Wrigley Plant (1,026 Employees)
- Combined Traffic Count: 18,730 VPD




| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 3,864 | 39,868 | 97,325 |
| Daytime Population | 3,189 | 37,243 | 78,302 |
| Total Households | 1,246 | 12,955 | 31,690 |
| Avg. HH Income | $150,298 | $155,816 | $150,274 |

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

**Melody Holley**

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Crossman & Company
www.crossmanco.com

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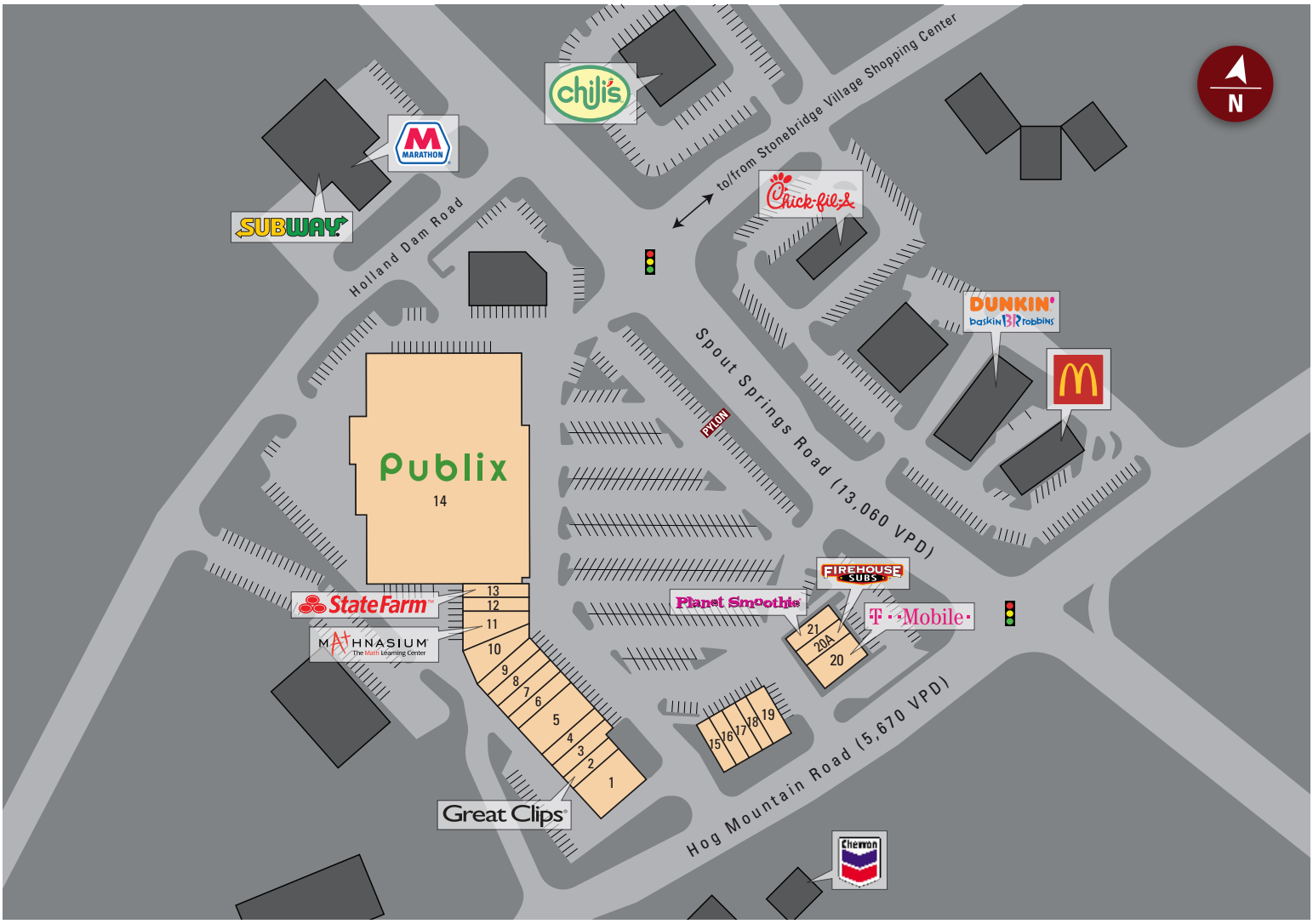


| Suite | Tenant | Size |
|---|---|---|
| 1 | Crossroads Bar & Grill | 4,819 |
| 2 | Great Clips | 1,500 |
| 3 | PostNet | 1,500 |
| 4 | Relax & Wax Authentic Brazilian Wax | 1,000 |
| 5 | El Sombrero Mexican Restaurant | 3,500 |
| 6 | Red Nails | 1,500 |
| 7 | Sun City Tan | 1,500 |
| 8 | Nutrition Depot | 1,500 |
| 9 | Legacy Family Eye Care | 1,500 |

| Suite | Tenant | Size |
|---|---|---|
| 10 | Napoli's Pizza | 2,618 |
| 11 | Mathnasium | 2,000 |
| 12 | China Garden | 1,200 |
| 13 | State Farm Insurance | 1,200 |
| 14 | Publix | 54,340 |
| 15 | Pearl's Tea | 1,200 |
| 16 | Flowery Branch Pet Wellness Center | 1,400 |
| 17 | H&R Block | 1,400 |
| 18 | The Joint | 1,000 |

| Suite | Tenant | Size |
|---|---|---|
| 19 | My Georgia Credit Union | 2,000 |
| 20 | T-Mobile | 3,150 |
| 20A | Firehouse Subs | 1,700 |
| 21 | Planet Smoothie | 1,458 |
| | TOTAL | 92,985 |


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## FOOT TRAFFIC OVERVIEW

**EST. # OF CUSTOMERS ANNUALLY**
247,100

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

**AVG. VISITS / CUSTOMER**
7.41

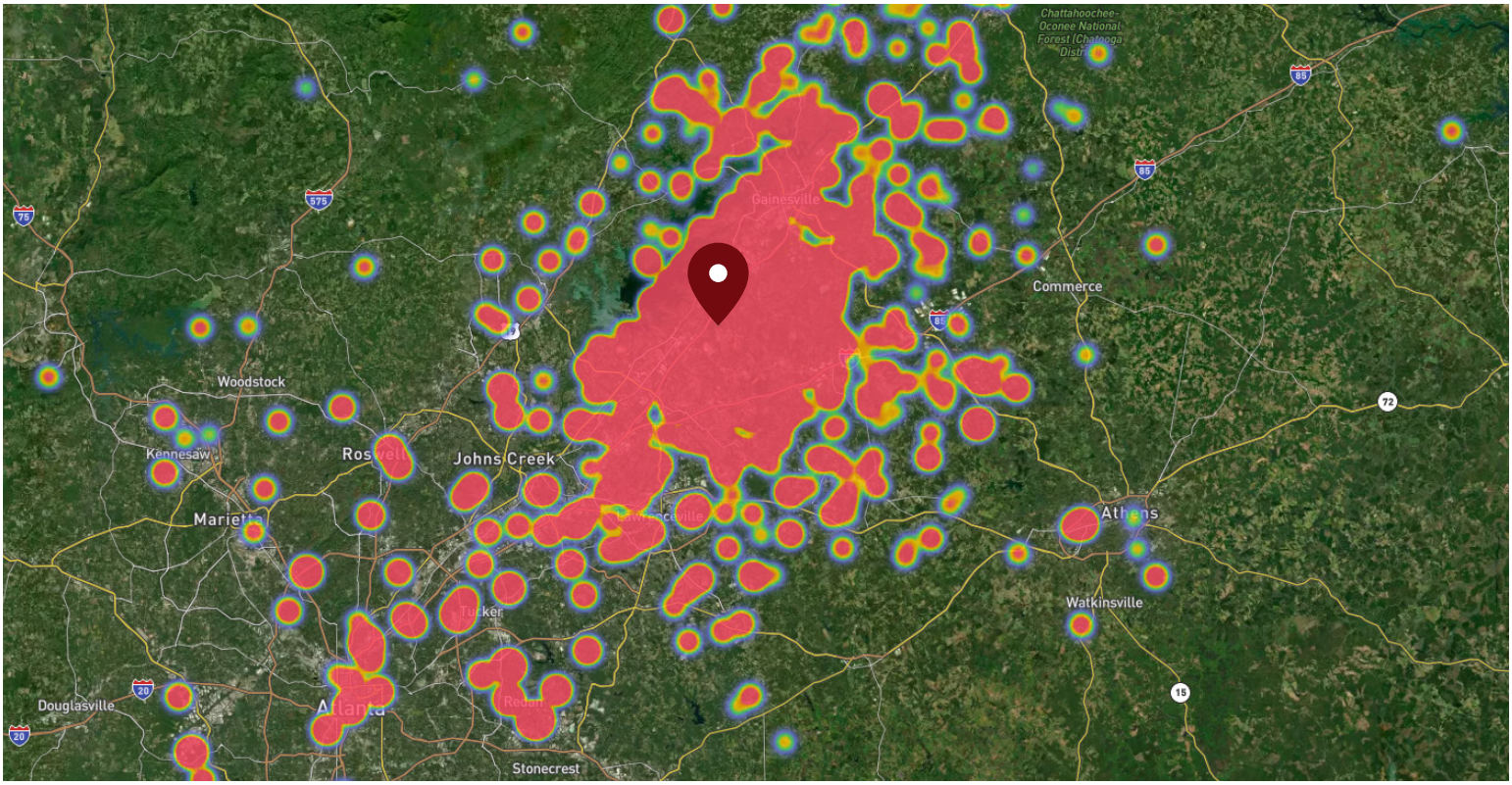
**AVG. LENGTH-OF-STAY / VISIT**
32 Min

| TOP 3 DAYS | # OF VISITS |
|---|---|
| Sunday | 299,407 |
| Sunday | 289,284 |
| Friday | 282,951 |

| TOP 3 HOURS | # OF VISITS |
|---|---|
| 6-7 PM | 331,633 |
| 5-6 PM | 315,099 |
| 7-8 PM | 272,607 |

*Data provided by Placer Labs Inc. (www.placer.ai) September 1, 2023 - August 31, 2024*

## SITE VISIT DENSITY




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

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