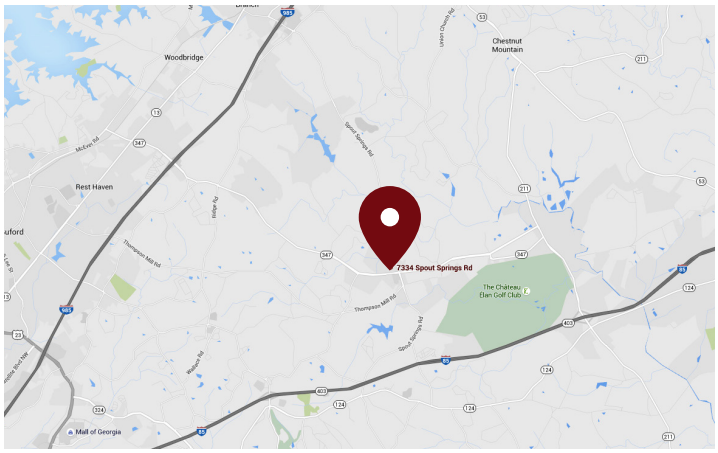
Publix #1279 - Friendship Springs Village

7334 Spout Springs Road
Flowery Branch, GA 30542
Lat 34.111, Long -83.877

FULLY LEASED

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Hall County, a Booming Suburb of Metro Atlanta
- Strategically Positioned at the Hard Signalized Intersection of Spout Springs Road and Friendship Road Creating Excellent Access and Visibility
- Center is Surrounded by an Affluent Population with an Average Household Income of $120,000 Within Three Miles
- Located Between Two Major Interstate Corridors of Interstate-85 and Interstate-985 and Just One Mile from the Entry to Reunion Country Club, a Master-Planned Community with an 18 Hole Golf Course, 2.5 Miles from Northeast Georgia Medical Center (100 beds) and Three Miles from Flowery Branch High School (1,787 Students)
- Combined Traffic Count: 14,710 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,472	40,762	96,525
Daytime Population	4,081	37,582	77,264
Total Households	1,416	13,317	31,495
Avg. HH Income	$143,456	$151,574	$150,512

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

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

www.crossmanco.com

Publix #1279 - Friendship Springs Village

7334 Spout Springs Road
Flowery Branch, GA 30542
Lat 34.111, Long -83.877

SITE PLAN

Suite	Tenant	Size
4351	Publix	45,600
A-1	Majic Touch Dry Cleaner	1,440
A-2	Peking Garden	1,440
A-3	Image Boutique	1,440
A-4	Pizza Hut	1,440
A5-A8	Workout Anytime	5,760
A-9	H&R Block	1,440
C-11	Fashionails	1,440
C-12/13	Massage Envy	1,440
C-14/15	Peach Dermatology	3,240
C-16/17	BellaMia Salon & Barber	2,520
C-18	BiBa's Italian Restaurant	2,880

TOTAL 71,520

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

www.crossmanco.com

Publix #1279 - Friendship Springs Village

7334 Spout Springs Road
Flowery Branch, GA 30542
Lat 34.111, Long -83.877

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
241,000

EST. # OF VISITS ANNUALLY
1.7 Million

AVG. VISITS / CUSTOMER
7.06

AVG. LENGTH-OF-STAY / VISIT
30 Min

TOP 3 DAYS

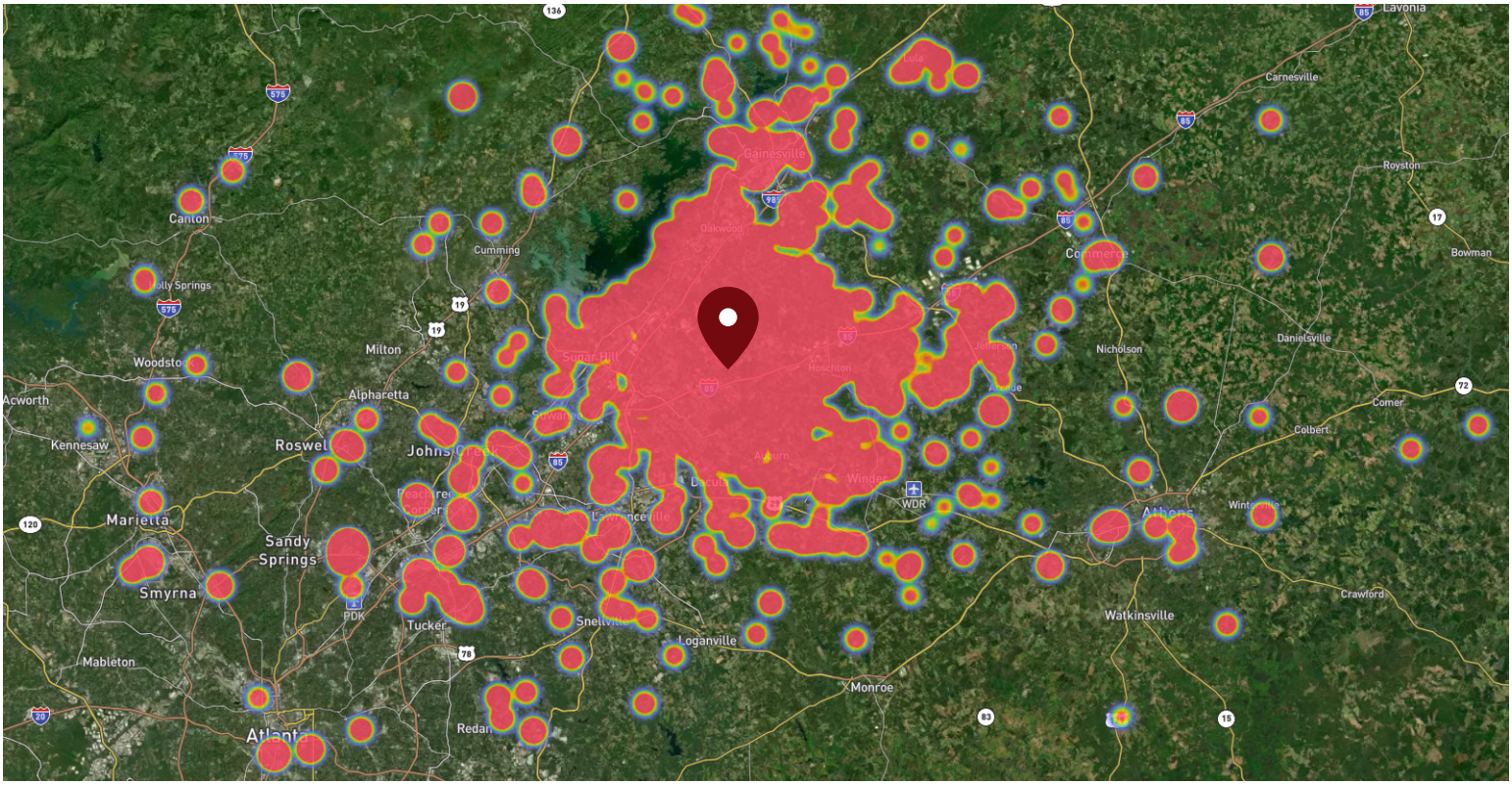
	# OF VISITS
Saturday	271,601
Sunday	256,623
Friday	258,078

TOP 3 HOURS

	# OF VISITS
5-6 PM	241,481
6-7 PM	233,932
12-1 PM	231,646

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

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

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

www.crossmanco.com