Publix #1725 - Shoppes at Ola Crossroads

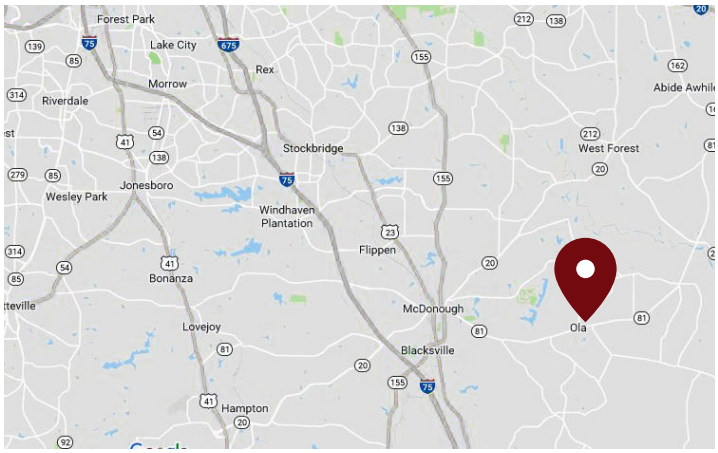
3479 Highway 81 E
McDonough, GA 30252
Lat 33.436, Long -84.038

FOR LEASE

1,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Center Located in Henry County, which Consistently Ranks as one of the Fastest Growing Counties in Georgia and in the Nation
- Strategically Positioned along Highway 81, the main Thoroughfare from Interstate 75 to the Residential Communities
- Less than 1 Mile from Ola High School (1,656 Students), Ola Middle School (1,255 Students) and Ola Elementary School (987 Students)
- Benefits from a Significant Daytime Population that can be Attributed to the 1.5 Million SF of Industrial Space and 850,000 of Office Space within a 10-Mile Drive
- Traffic Count on Highway 81 E: 15,490 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	936	16,911	37,090
Daytime Population	1,389	11,786	24,173
Total Households	306	5,468	12,054
Avg. HH Income	$141,641	$128,901	$126,714

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

Melody Holley

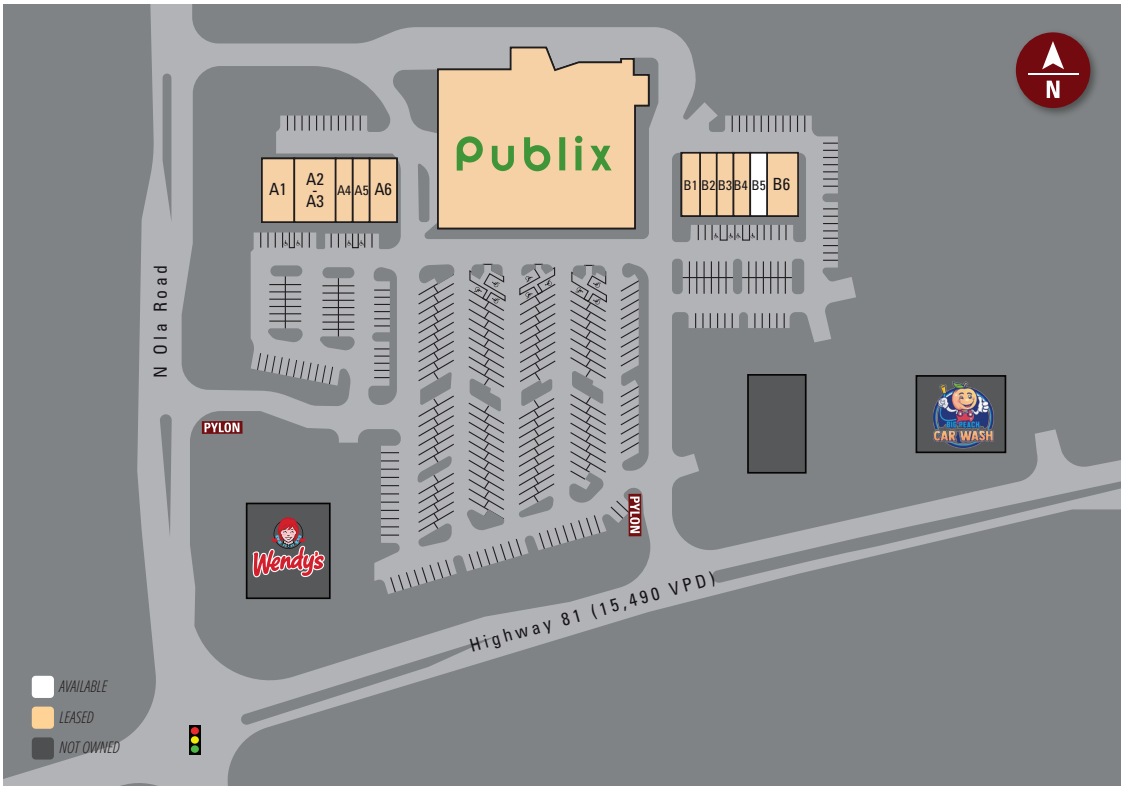
Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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.

Crossman & Company
www.crossmanco.com

Publix #1725 - Shoppes at Ola Crossroads

3479 Highway 81 E
McDonough, GA 30252
Lat 33.436, Long -84.038



SITE PLAN

Suite	Tenant	Size
1	Publix	48,387
A1	Pedro's Mexican Grill & Cantina	3,000
A2-A3	Piedmont Healthcare	3,900
A4	Lazy Llama Coffee	1,500
A5	Great Clips	1,200
A6	Lush Nails	2,400
B1	Graffiti's Pizza	1,500
B2	Essential Bowls	1,500
B3	The Healthy Pet Vet	1,500
B4	The Eyecare Place	1,500
B5	AVAILABLE	1,000
B6	81 North Kitchen & Tap	3,619

TOTAL 71,006

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.

Crossman & Company
www.crossmanco.com

Publix #1725 - Shoppes at Ola Crossroads

3479 Highway 81 E
McDonough, GA 30252
Lat 33.436, Long -84.038

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
175,000

EST. # OF VISITS ANNUALLY
1.8 Million

AVG. VISITS / CUSTOMER
10.45

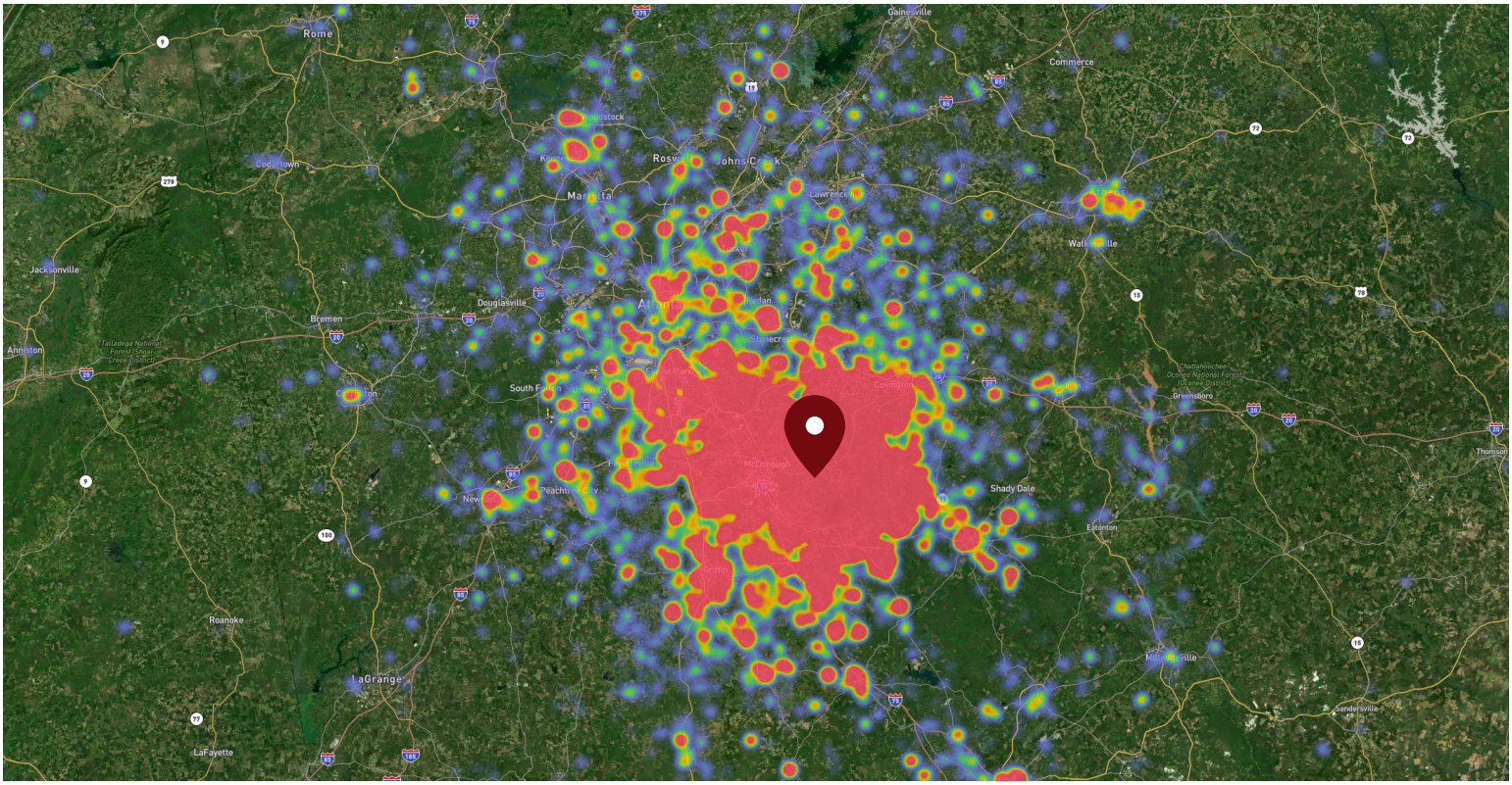
AVG. LENGTH-OF-STAY / VISIT
31 Min

TOP 3 DAYS	# OF VISITS
Saturday	298,514
Sunday	292,017
Friday	272,424

TOP 3 HOURS	# OF VISITS
6-7 PM	310,917
5-6 PM	304,140
4-5 PM	275,501

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 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.

Crossman & Company
www.crossmanco.com