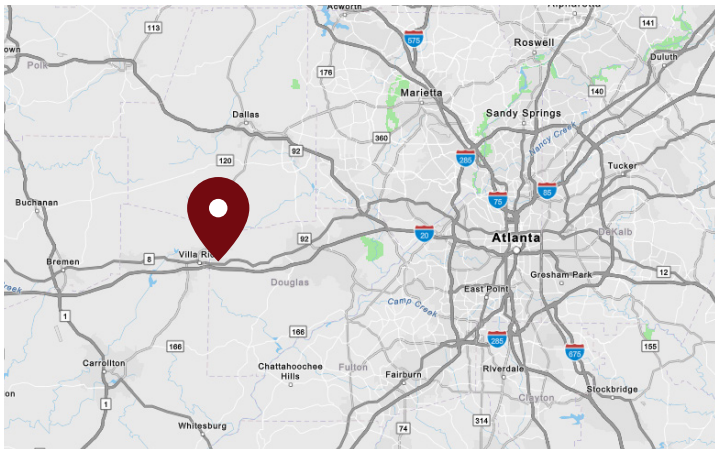
Publix #2011 - Villa Rica Town Center

103 Villa Rica Parkway
Villa Rica, GA 30180
Lat 33.735, Long -84.88

FULLY LEASED

PROPERTY HIGHLIGHTS

- New Publix-Anchored Center Located in Villa Rica, a High Growth Area Attracting the Many News Residents of Carroll and Douglas Counties
- The Property Benefits from the Residents of Mirror Lake (Approximately 2,000 Homes when Completed) Featuring 36 Holes of Golf, Tennis Courts, Pickleball Courts, Swimming Pools, Miles of Paved Walking Trails and a Community Lake
- Close Proximity to Interstate 20 Which has Become a Booming Industrial Corridor
- Nearby Tanner Medical Center (1 Mile) is a 53-Bed Acute Care Hospital and Offering a Wide Range of Inpatient and Outpatient Services
- 1.7 Miles from Mirror Lake Elementary (500 Students), 4.7 Miles from Mason Creek Middle (900 Students) and 9.5 Miles from Douglas County High (2,000 Students)
- Traffic Count: 13,580 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,363	15,804	41,686
Daytime Population	3,155	14,188	35,649
Total Households	1,557	5,537	14,552
Avg. HH Income	$113,944	$106,510	$99,337

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

Melody Holley

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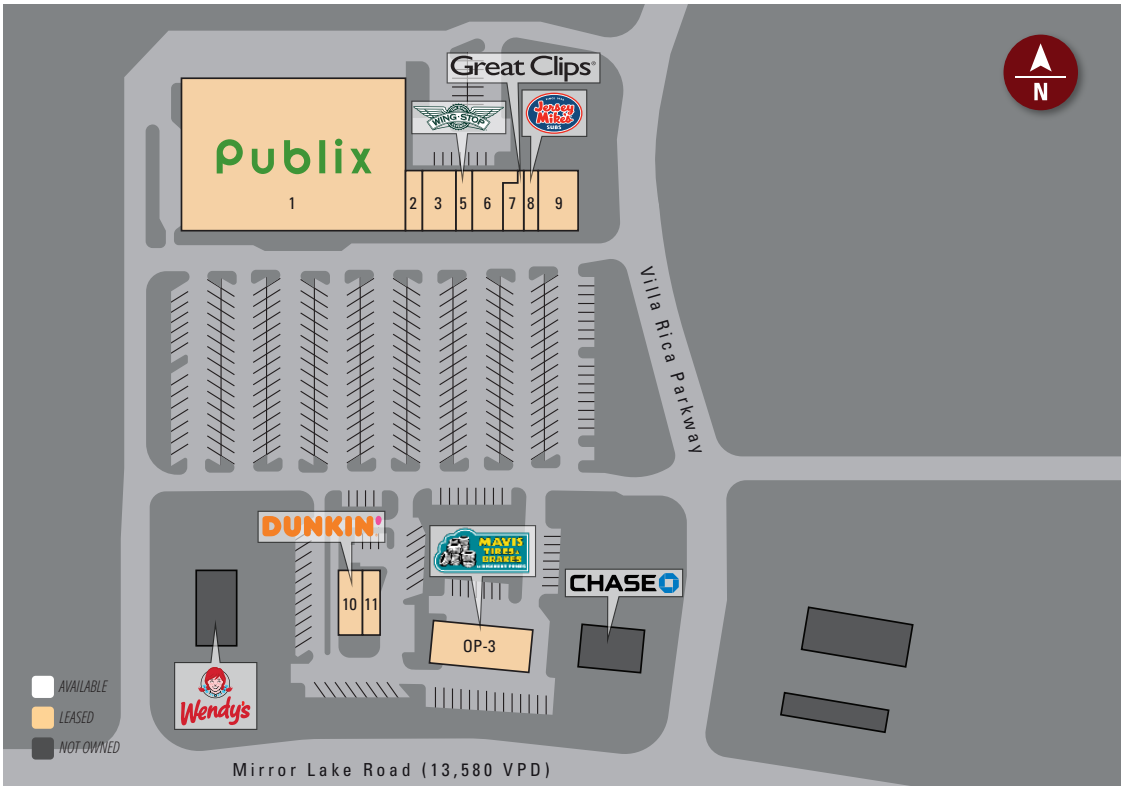

SITE PLAN

Suite	Tenant	Size
1	Publix	54,964
2	Jeremiah's Italian Ice	1,400
3	Georgia Vision	2,800
5	Wingstop	1,400
6	Sugar Polish	3,000
7	Great Clips	1,200
8	Jersey Mike's	1,400
9	San Andreas Mexican Restaurant	3,800
10	Dunkin' Donuts	1,800
11	Smoothie King	1,330
OP-3	Mavis Tire	6,785

TOTAL 73,094

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