

Publix #0496 - Lost Mountain Crossing

5100 Dallas Highway
Powder Springs, GA 30127
Lat 33.941, Long -84.703

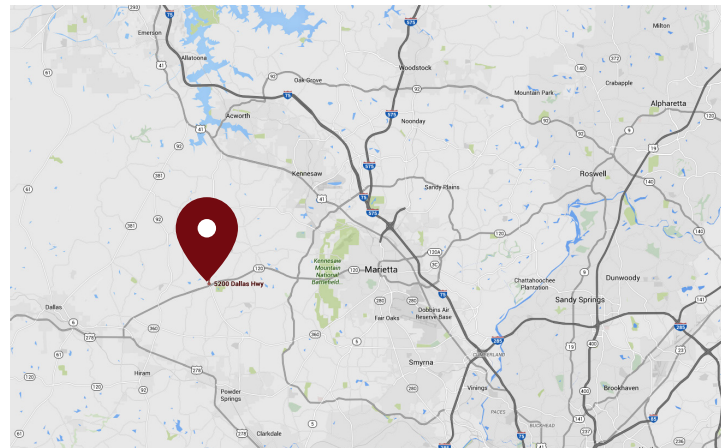
FOR LEASE



1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Grocery-Anchored by Publix, Providing an Invaluable Necessity Based Shopping Anchor
- Exceptional Exposure and Easy Access Along Heavily-Trafficked Dallas Highway, a Regional Retail Corridor Accounting for a Combined Traffic Count of 53,160 VPD
- Located in an Affluent Area of West Cobb County with Average Household Incomes Exceeding \$135,000 in a Three-Mile Radius
- Tremendous Population Growth with Over a 14.2 Percent Increase Since the 2000 Census
- Co-Tenants Include: Chase Bank, Great Clips, The UPS Store, Benchmark Physical Therapy, Papa John's Pizza, and State Farm Insurance



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	18,459	68,443	159,348
Daytime Population	13,519	57,121	140,411
Total Households	5,942	22,510	53,523
Avg. HH Income	\$142,423	\$137,542	\$123,555

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

Melody Holley

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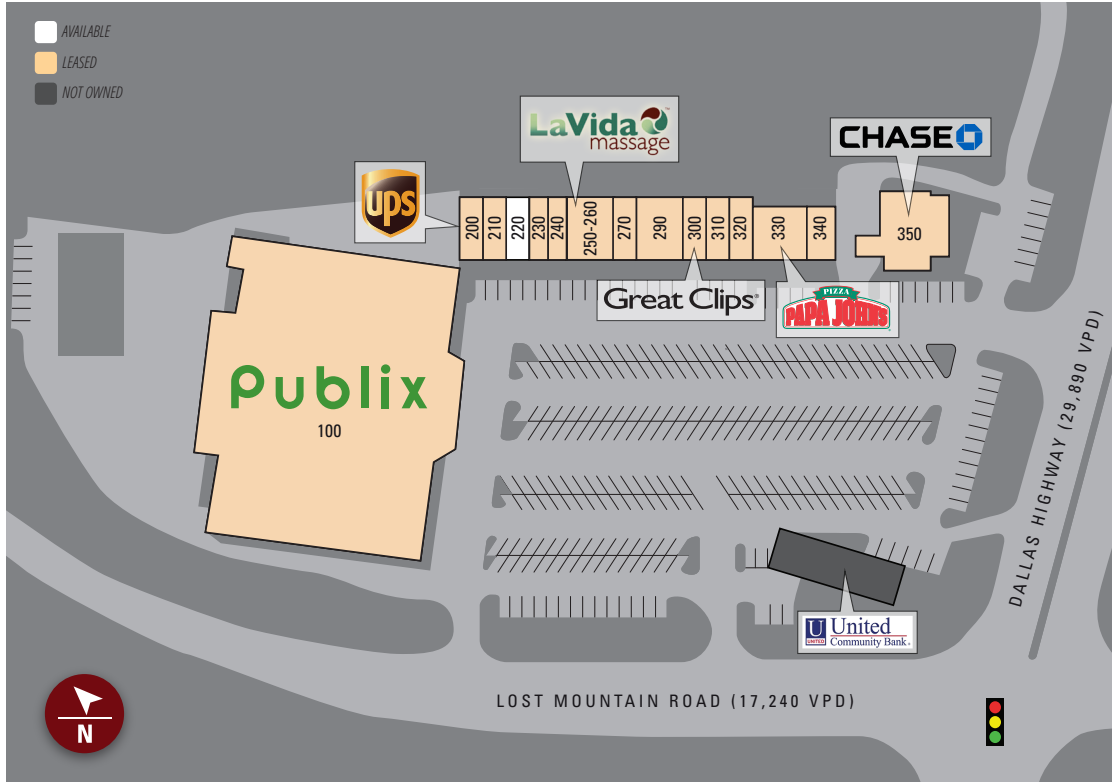
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SITE PLAN

Suite	Tenant	Size
100	Publix	47,814
200	The UPS Store	1,200
210	Your Serve Tennis	1,200
220	AVAILABLE	1,200
230	State Farm Insurance	900
240	V Nails	900
250-260	LaVida Massage	2,400
270	BenchMark Physical Therapy	1,204
290	Art Cleaners & Alterations	2,363
300	Great Clips	1,200
310	China Fun	1,240
320	Rio Body Wax	1,200
330	Papa John's Pizza	2,271
340	Highway 120 Wine & Spirits	1,476
350	Chase Bank	6,000

TOTAL 71,404



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **144,400**

EST. # OF VISITS ANNUALLY

 **802,800**

AVG. VISITS / CUSTOMER

 **5.56**

AVG. LENGTH-OF-STAY / VISIT

 **47 MIN**

TOP 3 DAYS



	# OF VISITS
Saturday	135,320
Sunday	133,057
Monday	112,556

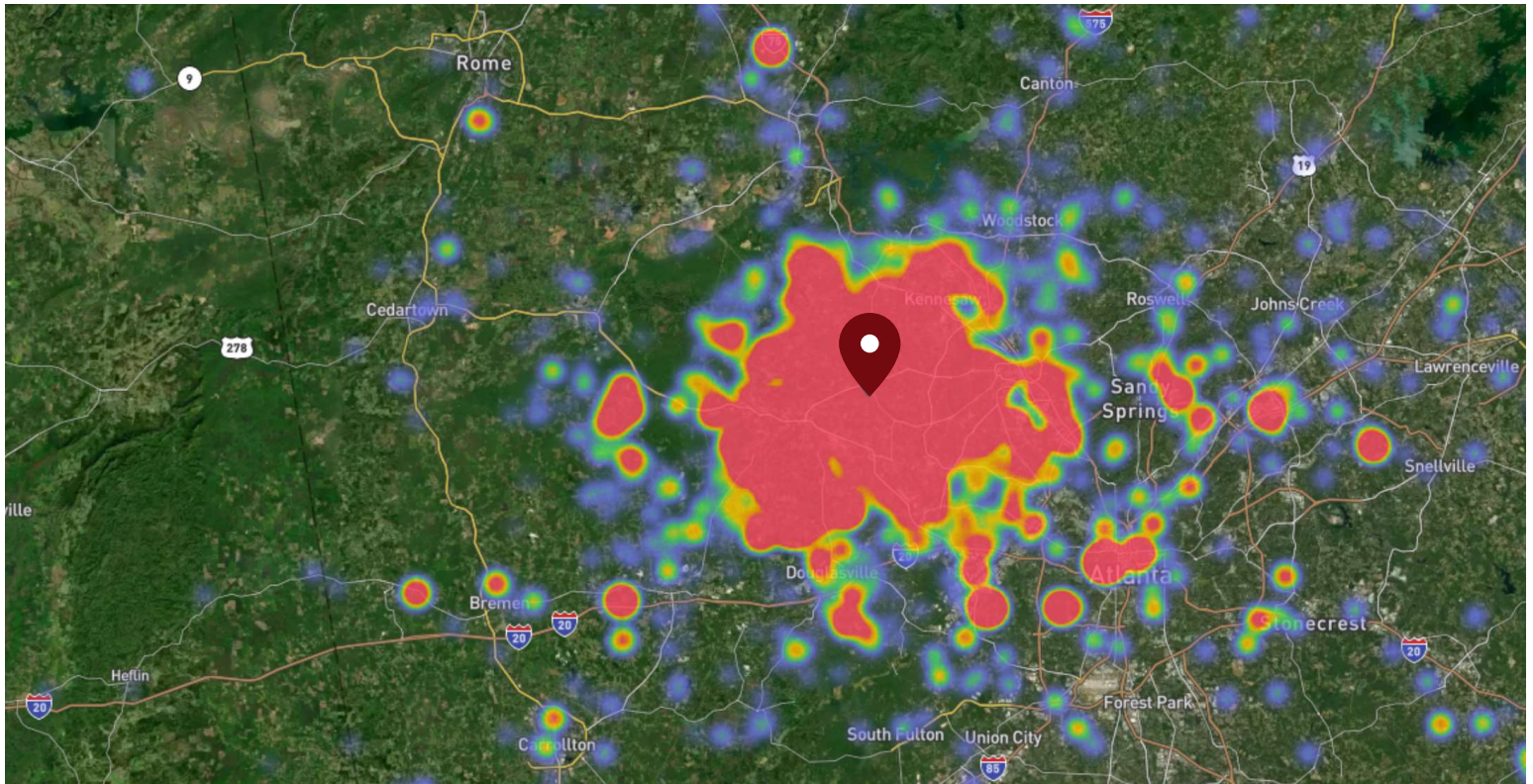
TOP 3 HOURS



	# OF VISITS
4-5 PM	141,466
3-4 PM	134,965
5-6 PM	130,892

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2020 - May 31, 2021

SITE VISIT DENSITY



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

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