

Retail For Lease

CBRE

Spalding Village

1424 N Expy
Griffin, GA 30223



Griffin's Premier Retail Destination

Property Highlights

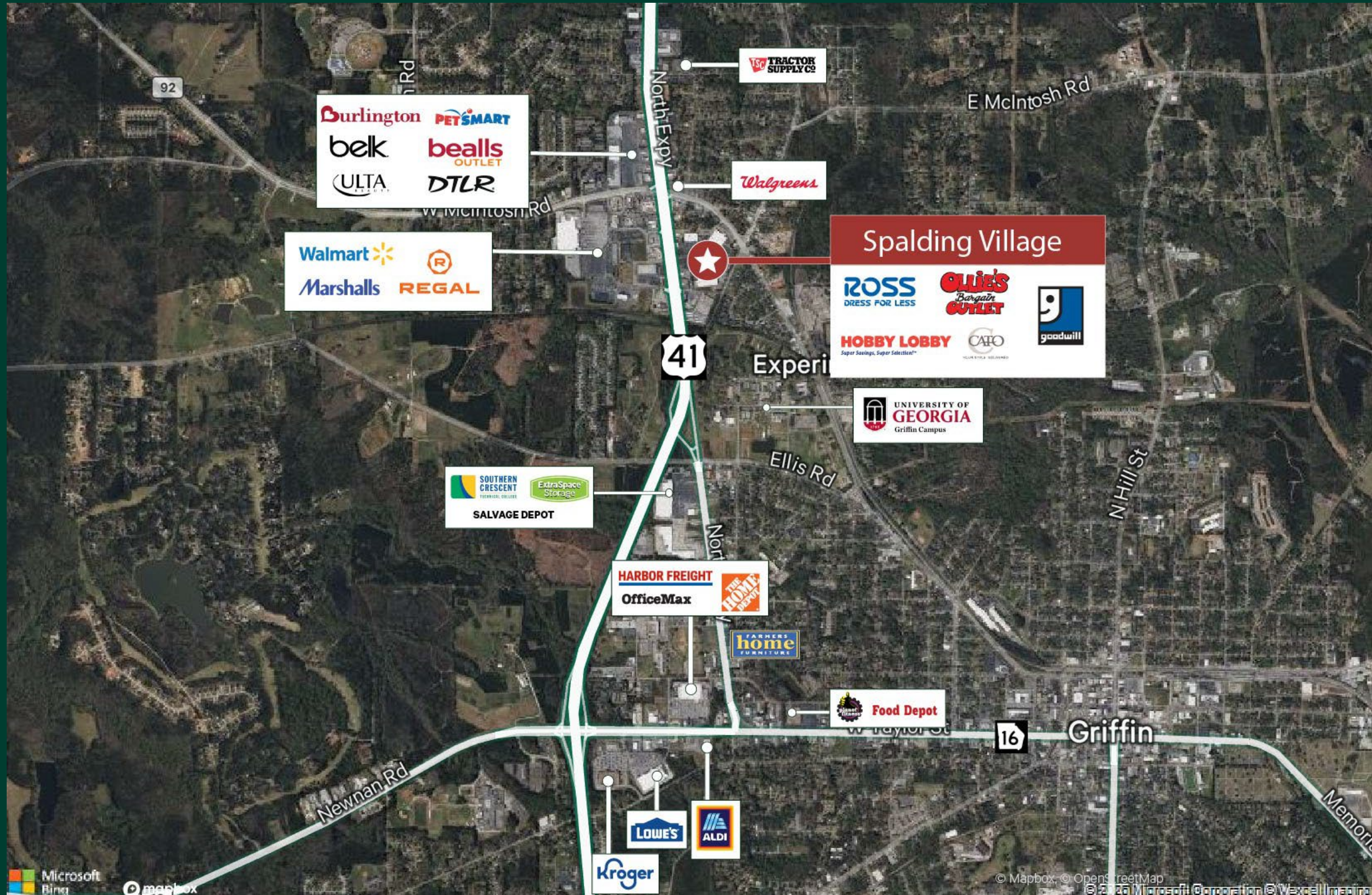
- **Dominant 235,318 SF Power Center:** Flexible floor plans designed to accommodate specific business needs.
- **Walmart Shadow Anchor:** Positioned directly across from a high-volume Walmart Supercenter (82nd percentile nationally) in Griffin's primary retail corridor.
- **Exceptional Traffic & Access:** Signalized access along N. Expressway (US-19/41) with over 42,000 VPD, featuring a prominent roadside pylon opportunity for maximum visibility.
- **Prime Demographics & Proximity:** Immediately adjacent to the UGA Griffin Campus; serves a regional trade area drawing from Spalding, Pike, Lamar, and Butts counties.

Trade Area & Customer Pull

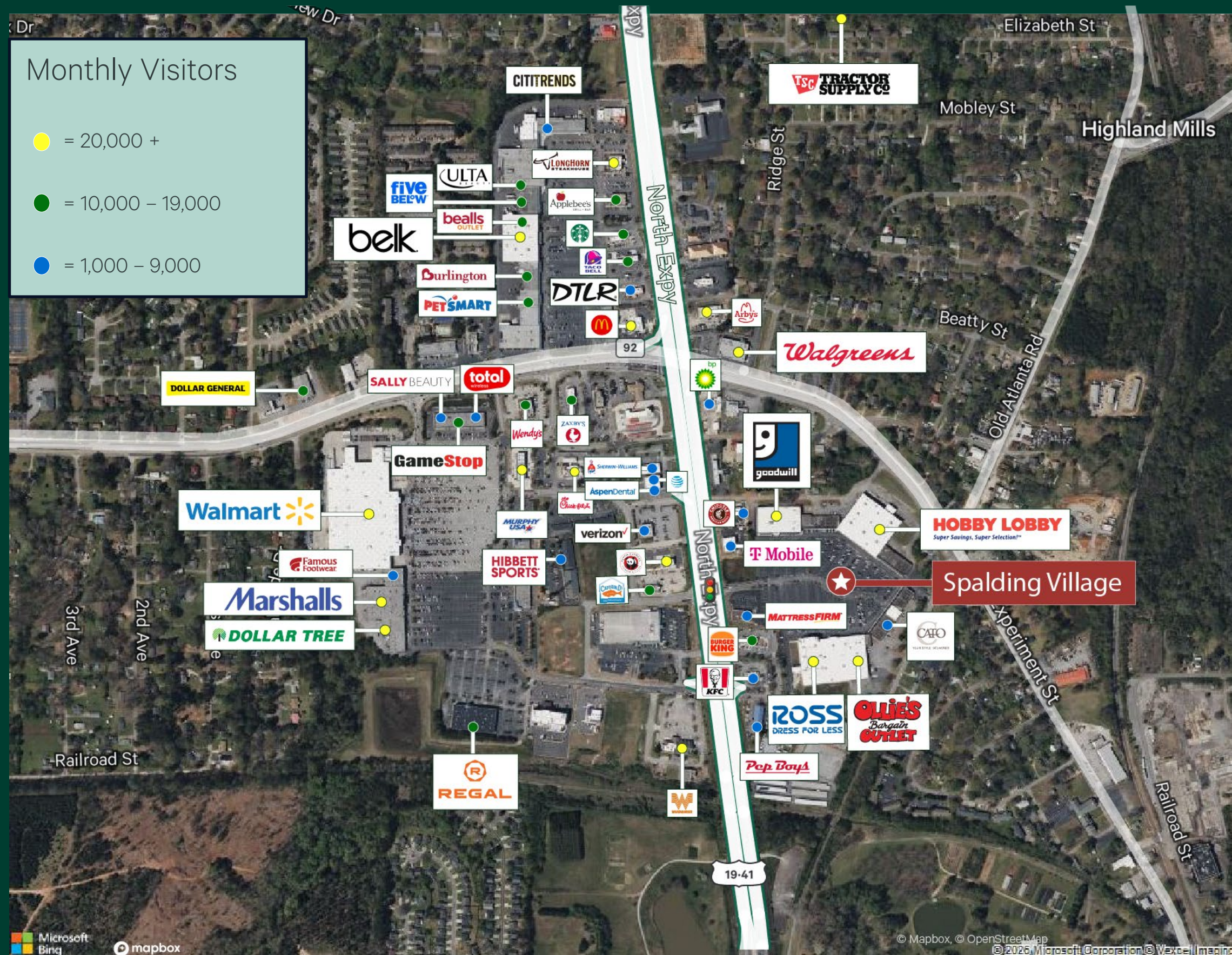
- **Primary Ring (5-Mile):** Captures 46,000 residents throughout Griffin and the immediate trade area for frequent weekly trips.
- **Extended Regional Reach (10-Mile):** Expands to 90,000+ residents, pulling value-conscious shoppers from neighboring counties (Pike, Lamar, Butts, and southern Henry) who rely on Griffin as their primary commercial hub
- **Institutional & Workforce Pull:** Bolstered by steady daily traffic from the adjacent **UGA Griffin Campus**, Southern Crescent Technical College, Gordon College, and Wellstar Spalding Regional Hospital.



Dominant Retail Submarket



Major Traffic Generators



Site Plan

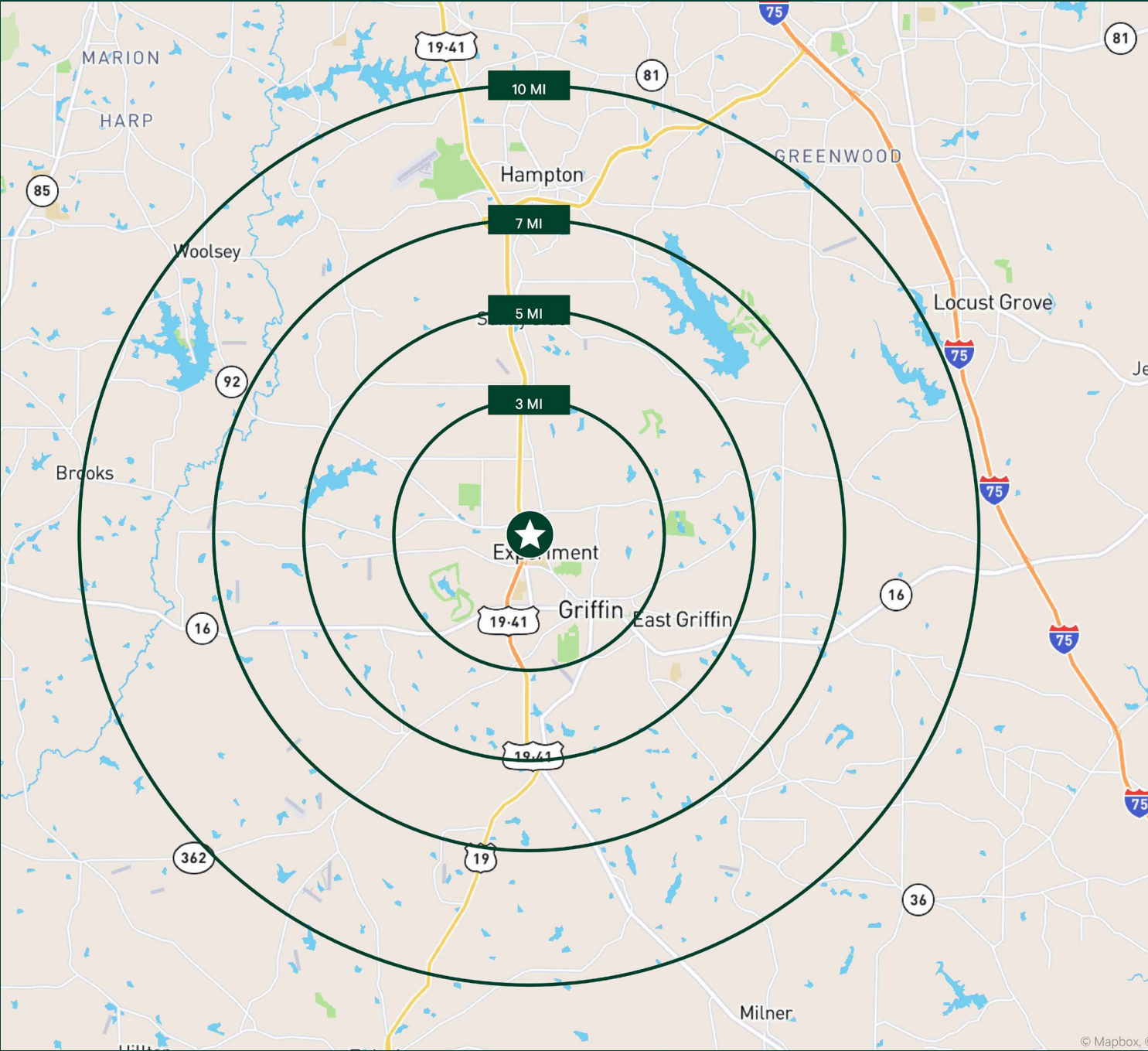


Unit	Tenant	SF
107	Goodwill	33,796
109	ViVi Beauty Supply	3,850
111	Q-Tan	1,200
114	Yasin's Homestyle Seafood	3,600
115	Tobacco & Vapor	1,200
116-117	Peace Nails & Spa	1,800
118	Unique Tees	1,456
119	Hobby Lobby	59,431
120	America's Best Contacts & Eyeglasses	3,091
121-123	CareConnect Convenient Care	4,200
124	Lendmark Financial	1,400
125-126	Nothing Bundt Cakes	2,949
127	Miracle Ear	1,081
128	Good City Chinese	1,500
129	Available	2,400
131	G&A Braiding	1,200
132-133	Fat Joe's Burritos	2,400
134	Griffin Jewelers	1,400
135	Grinville Dental Clinic	2,800
137	CATO	5,600
142	The Nail Lounge	2,800
143	GNC	1,400
144	La Pinata Mexican Market	2,100
146	Ollie's Bargain Outlet	31,620
147B	Available	25,833
148A	Ross Dress for Less	22,000

Area Demographics

3,5,7,10 mi Radius

	3 Miles	5 Miles	7 Miles	10 Miles
POPULATON	28,515	50,235	68,246	110,777
HOUSEHOLDS	10,984	19,986	26,604	41,276
AVG. HH INCOME	\$71,273	\$92,646	\$96,502	\$103,350
HOUSING UNITS	12,084	20,835	27,613	41,808



[Click Here To View Full Demographics Comprehensive](#)

For Lease

Contact Us

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[Virtual Tour](#)

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