



## Shops at Walnut Creek

2400 Jonesboro Rd., Hampton, GA 30228


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## DEMOGRAPHICS

### 1 MILE


 3,318  
Estimated population


 2,381  
Estimated daytime population


 \$111,748  
Average household income

 1,050  
Households

### 3 MILE

 24,708  
Estimated population


 10,246  
Estimated daytime population


 \$102,031  
Average household income

 8,338  
Households

### 5 MILE

 89,666  
Estimated population

 28,307  
Estimated daytime population

 \$88,827  
Average household income

 31,253  
Households

## DRIVE TIME POPULATION

**5**  
Min  7,754

**10**  
Min  64,675

**15**  
Min  202,026

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

**SITE PLAN**

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A	Publix	46,791 SF	B3/B4	Allure Nails	3,000 SF	OP5	Available	1.31 AC
A1/A2	Salon Lofts	4,500 SF	B5	El Reposo	3,000 SF	OP6	Under Contract	1.02 AC
A3	LEASED	1,500 SF	C1-C3	Two Eggs!	4,500 SF	OP7	Available	1.02 AC
A4	Jeremiah's Italian Ice	1,000 SF	OP1	Available	1.31 AC	OP8	Available	.82 AC
A5	Sage Dental	3,500 SF	OP2	Available	1.05 AC	OP9	National Daycare	-
B1	Great Clips	1,500 SF	OP3	Zaxby's	1.09 AC			
B2	Osaka	1,500 SF	OP4	Chase Bank	1.29 AC			



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## HIGHLIGHTS

- Publix now open.
- Outparcels are available for ground lease or build-to-suit.
- Minutes from I-75 and the popular Henry Town Center.
- Nearby the gated community "Villages at Walnut Creek," the master-planned community "Crystal Lake," and Dutchtown Middle School and High School.
- Henry County is the second fastest growing county within the Atlanta MSA, with its proximity to the ATL airport attracting national and international manufacturing companies.
- Hampton is ranked the third safest GA city to live in (SafeWise, 2023).



17,800 on Jonesboro Rd  
7,000 on Chambers Rd  
161,000 on Highway 75



Two Access Points along Jonesboro Rd.  
Right In/Right Out access on Chambers Rd.



Monument signage on Jonesboro Rd.  
Monument signage on Chambers Rd.



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