

Coming  
Soon



## GREENSBORO GROCERY CENTER

Lake Oconee Pkwy and I-20, Greensboro GA 30642



**DEMOGRAPHICS**

**5 MILE**

7,099  
Estimated population

2,995  
Estimated daytime population

\$85,740  
Average household income

2,995  
Households

**7 MILE**

12,933  
Estimated population

5,464  
Estimated daytime population

\$114,941  
Average household income

5,431  
Households

**10 MILE**

23,600  
Estimated population

8,784  
Estimated daytime population

\$121,015  
Average household income

9,974  
Households

**DRIVE TIME POPULATION**

**10**  
Min 4,508

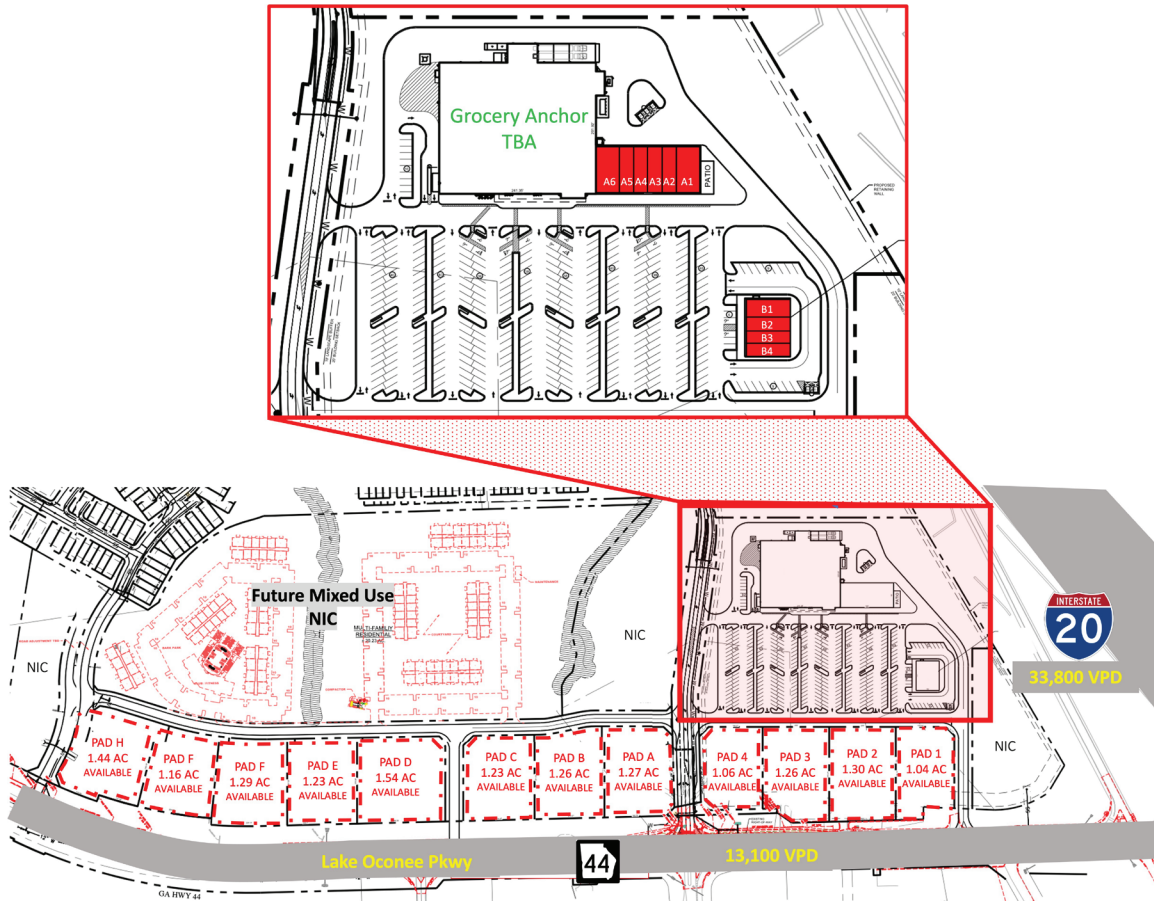
**15**  
Min 12,430

**20**  
Min 25,754

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**

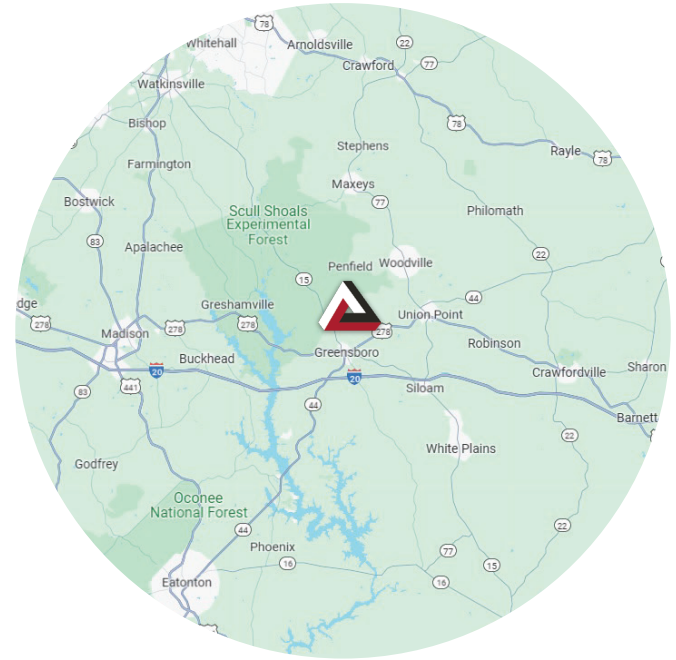
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
	Grocery Anchor TBA	50,800 SF	B2	Available	1,500 SF	Pad B	Available	1.26 AC
A1	Available	3,000 SF	B3	Available	1,500 SF	Pad C	Available	1.23 AC
A2	Available	1,500 SF	B4	Available	1,300 SF	Pad D	Available	1.54 AC
A3	Available	1,500 SF	Pad 1	Available	1.04 AC	Pad E	Available	1.23 AC
A4	Available	1,500 SF	Pad 2	Available	1.3 AC	Pad F	Available	1.29 AC
A5	Available	1,500 SF	Pad 3	Available	1.26 AC	Pad G	Available	1.16 AC
A6	Available	3,000 SF	Pad 4	Available	1.06 AC	Pad H	Available	1.44 AC
B1	Available	2,000 SF	Pad 5	Available	1.27 AC			



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## HIGHLIGHTS

- Projected opening Summer 2025.
- 50,000+ SF grocery anchor to be announced.
- 550 new homes coming behind the site.
- Regional trade area located at the I-20 exit ramp for Lake Oconee, the state's 2nd largest lake, and known to be a premier lakefront and golf community in the county.
- Lake Oconee is home to Reynolds Plantation, the Ritz-Carlton Reynolds, and many notable golf course communities.
- GL and BTS available.



13,400 On Lake Oconee Pkwy  
34,400 on I-20



Full access from Lake Oconee Pkwy.



Signage Options Available

