



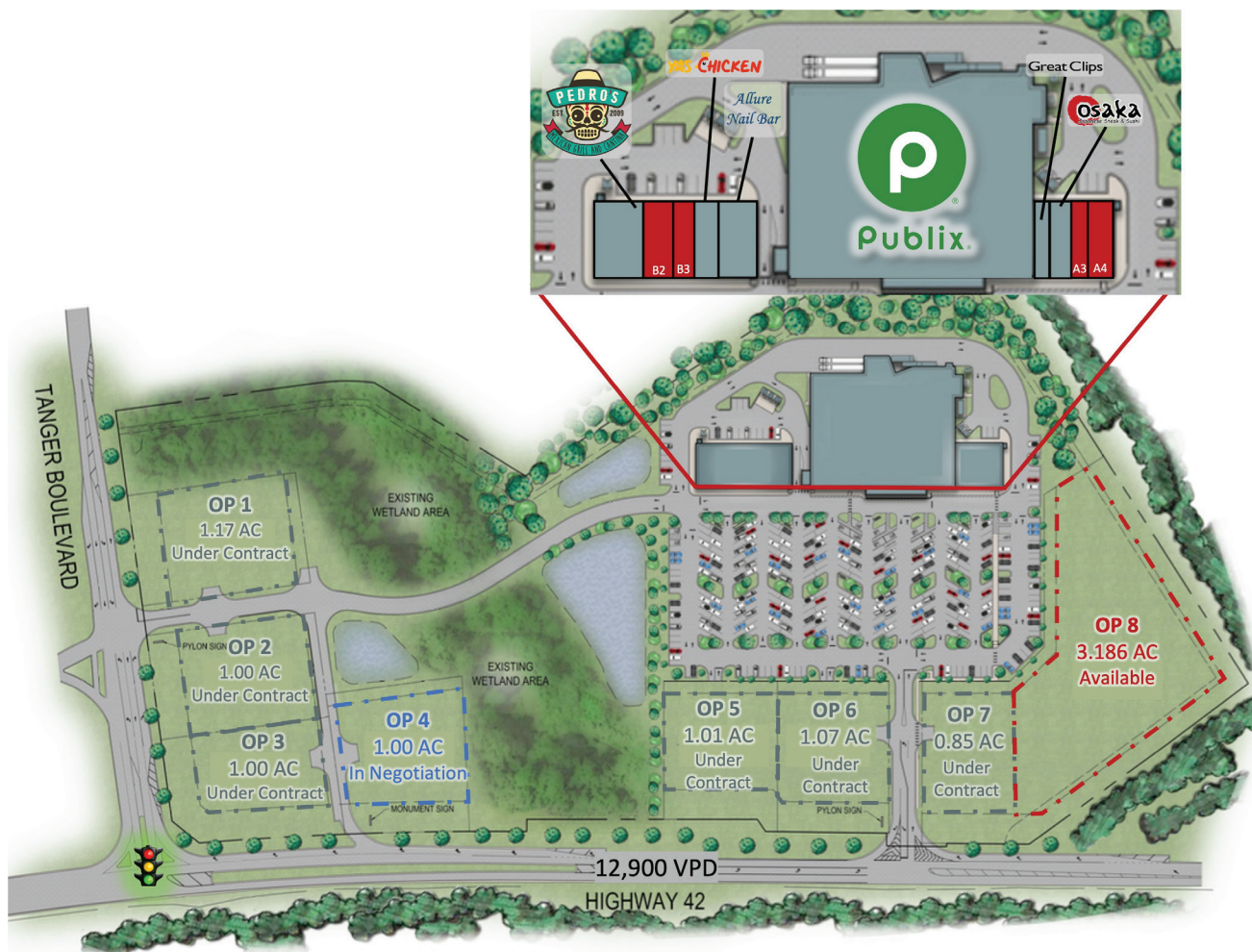
## SHOPERS AT INDIAN CREEK

4528 Highway 42 South, Locust Grove, GA 30248



## SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
	Publix	-	B3	Available	1,500 SF	OP 5	Under Contract	1.01 AC
A1	Great Clips	1,500 SF	B4	Yas Chicken	1,500 SF	OP 6	Under Contract	1.07 AC
A2	Osaka Japanese Steakhouse	1,128 SF	B5/B6	Allure Nail Bar	3,000 SF	OP 7	Under Contract	0.85 AC
A3	Available	1,573 SF	OP 1	Under Contract	1.17 AC	OP 8	Available	3.186 AC
A4	Available	1,800 SF	OP 2	Under Contract	1.0 AC			
B1	Pedro's Mexican Restaurant	4,000 SF	OP 3	Under Contract	1.0 AC			
B2	Available	2,000 SF	OP 4	Available	1.0 AC			



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.













## DEMOGRAPHICS

### 1 MILE


 4,559  
Estimated population


 208  
Estimated daytime population


 \$88,072  
Average household income

 1,598  
Households

### 3 MILE


 15,712  
Estimated population


 4,674  
Estimated daytime population


 \$84,790  
Average household income


 5,262  
Households

### 5 MILE

 28,395  
Estimated population

 6,285  
Estimated daytime population

 \$88,846  
Average household income

 9,465  
Households

## DRIVE TIME POPULATION

**5 Min**  10,756

**10 Min**  22,537

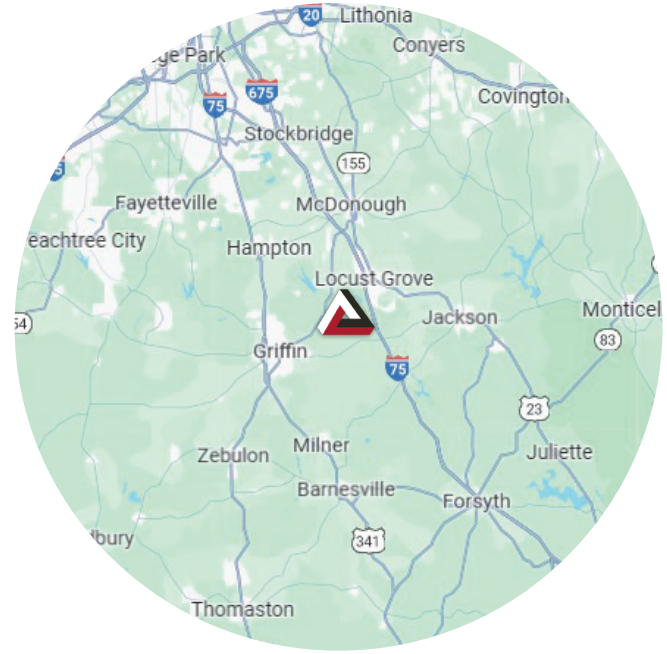
**15 Min**  53,437

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## HIGHLIGHTS

- New Publix-anchored shopping center delivering Q4 2025.
- Outparcel, restaurant, and retail space for lease.
- New traffic light recently approved for the intersection of GA 42 and Tanger Blvd.
- The property is located minutes from City Hall and downtown Locust Grove, and 2.5 miles from the Tanger Outlets Locust Grove (one of three Tanger Centers in Georgia) which has over 4 million visitors annually.
- Locust Grove, GA is midway between Atlanta and Macon along Interstate 75 and is less than 30 miles from Hartsfield-Jackson International Airport.
- Henry County is the second-fastest growing county in Metro Atlanta.



**Traffic Counts.**  
**11,500 on Highway GA-42.**



**Full access from Highway GA-42.**  
**Full access from Tanger Blvd.**



**Monument Signage Available on  
Tanger Boulevard and Monument  
Signage Available on Highway 42.**

