



Kroger
MARKETPLACE

UNION GROVE CROSSROADS

2000 GA-155 N, McDonough, GA 30252



DEMOGRAPHICS

1 MILE



1,547
Estimated population



1,192
Estimated daytime population



\$127,508
Average household income



516
Households

3 MILE



23,180
Estimated population



3,505
Estimated daytime population



\$122,066
Average household income



7,880
Households

5 MILE



79,095
Estimated population



19,750
Estimated daytime population



\$111,884
Average household income



27,457
Households

DRIVE TIME POPULATION

5
Min



1,178

10
Min



26,602

15
Min



88,240

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
	Kroger	94,658 SF	106	Available	1,770 SF	205	Wingstop	1,400 SF
101	Available	2,532 SF	107	Pacific Dental Service	3,252 SF	206	Available	1,863 SF
102	Firehouse Subs	1,432 SF	201	AT&T Wireless	1,408 SF	207	ExperCare Urgent & ...	2,535 SF
103	Available	2,115 SF	202	Sugar Polish Nail Bar	3,606 SF			
104	Maria's Waxing	1,203 SF	203	Pho Saigon	1,715 SF			
105	Available	1,715 SF	204	Available	1,527 SF			



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HIGHLIGHTS

- Up to 3,520 SF of restaurant, retail, and service space (with drive-thru opportunity!) available in the newly opened Kroger neighborhood center, Union Grove Crossroads.
- The property sits at the intersection of GA-155 N (13,600 VPD) and E Lake Pkwy (12,100 VPD) in McDonough, GA.
- Project tenants include Wingstop, Firehouse Subs, Sugar Polish Nail Bar, AT&T, Pacific Dental, and ExperCare, as well as Chick-fil-A, Wendy's, and Burger King.
- Kroger is performing in the top 4% in Georgia and in the top 6% among the chain.
- Within a 5-mile radius of the property, there is a population of 79,095 and an average household income of \$111,884.



**13,600 on GA-155,
12,100 on E Lake Pkwy**



**Full lighted access from GA-155
Cross access from E Lake Pkwy**



**Monument and facade signage
options available**



Megann Poe | 470-210-6880
meg@dartretail.com

Kimberly Dart Heidt | 770-356-1976
Kim@DartRetail.com