



PUBLIX AT OCONEE STATION

Monroe Hwy & Mars Hill Rd, Bogart GA 30622



DEMOGRAPHICS

1 MILE

 2,035
Estimated population

 3,083
Estimated daytime population

 \$203,008
Average household income

 683
Households

3 MILE

 16,690
Estimated population

 9,792
Estimated daytime population

 \$154,543
Average household income

 6,154
Households

5 MILE

 41,038
Estimated population

 18,787
Estimated daytime population

 \$138,462
Average household income

 15,962
Households

DRIVE TIME POPULATION

5
Min  1,686

10
Min  8,512

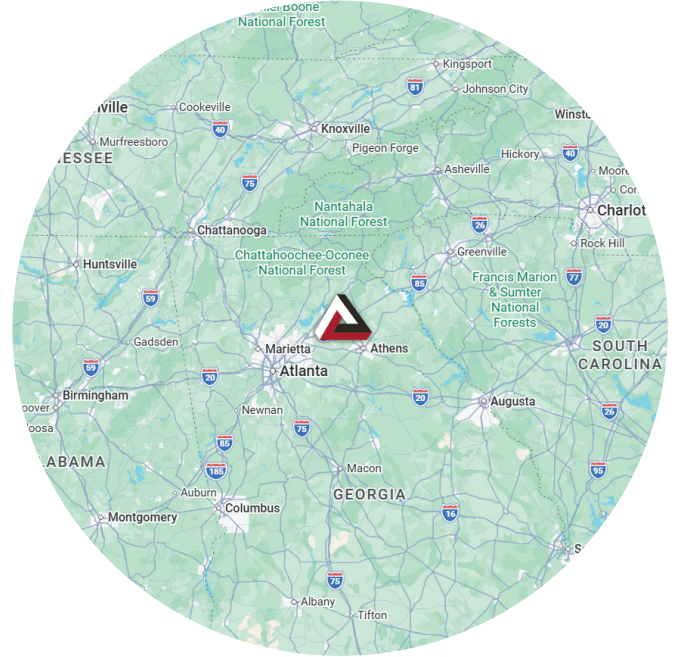
15
Min  27,670

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.



HIGHLIGHTS

- Publix opening Fall 2027.
- Retail spaces available for lease at a brand-new Publix grocery center.
- Located on Monroe Highway (27,500 VPD), just at the Athens city limit.
- Steps from Highway 29 (41,200 VPD), the main route from Atlanta to Athens.
- The property is within a 3-mile radius of a population of 16,690 and an average household income of \$154,543.



27,500 on US-78/ Monroe Hwy
5,630 on Mars Hill Rd



Full access from US-78/ Monroe Hwy.



Signage opportunities available.



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