



PUBLIX AT OCONEE STATION - RETAIL AVAILABLE IN NEW DEVELOPMENT



Monroe Hwy & Mars Hill Rd, Bogart GA 30622

- ▲ 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.

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	2,035	16,690	41,038
Households	683	6,154	15,962
Average HH Income	\$203,008	\$154,543	\$138,462
Daytime Population	3,083	9,792	18,787
	5 Min	10 Mn	15 Min
Drivetime Population	1,686	8,512	27,670

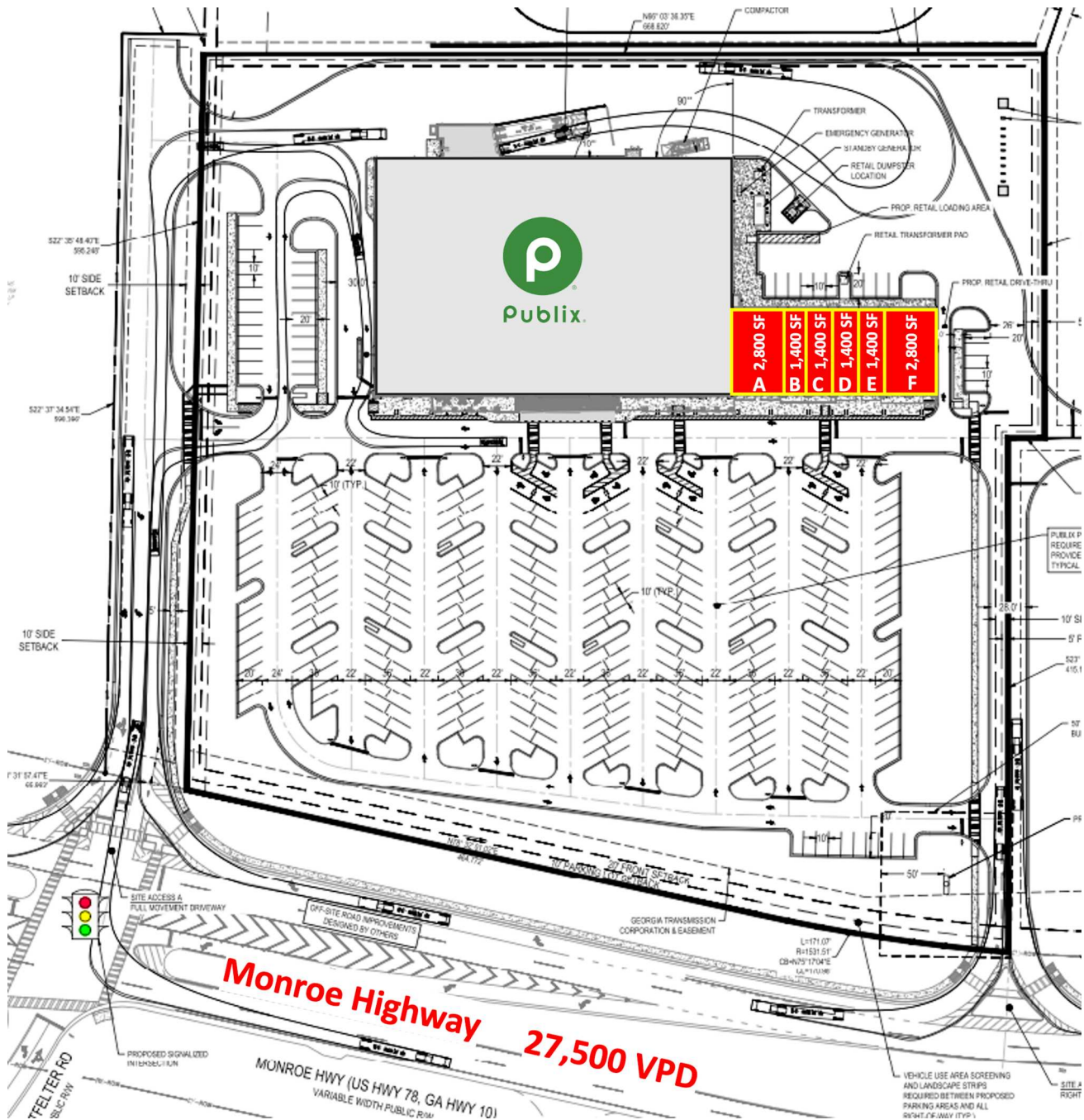
Available Spaces

A - 2,800 SF
C - 1,400 SF
E - 1,400 SF

B - 1,400 SF
D - 1,400 SF
F - 2,800 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
	Publix	-	C	Available	1,400 SF	F	Available	2,800 SF
A	Available	2,800 SF	D	Available	1,400 SF			
B	Available	1,400 SF	E	Available	1,400 SF			



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