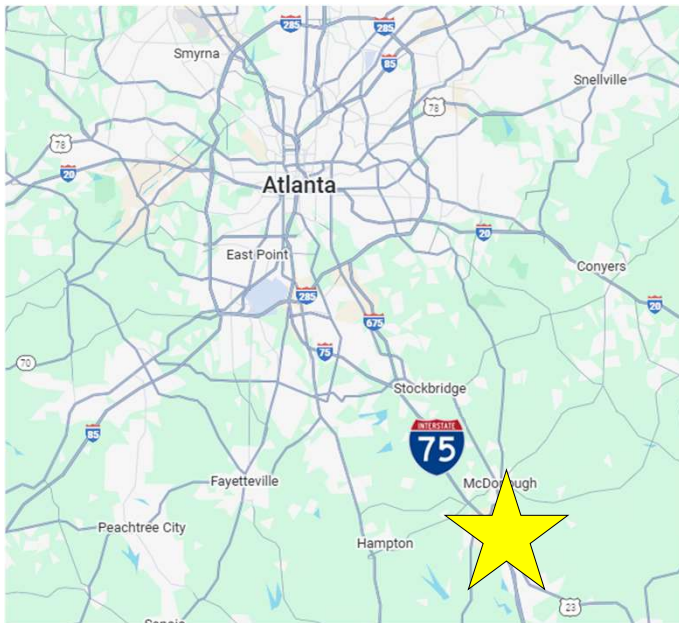


**SALE, BTS, or
GROUND LEASE**



Property Summary

FOR SALE, BTS, or GROUND LEASE: Pad Sites off GA 42 located at the traffic light across from the new Publix at The Shops at Indian Creek, which features Longhorn, Zaxby's, Heartland Dental, and Dunkin Donuts.

The property is located 3 miles from I-75 and Tanger Outlets (1.3 million annual visitors), positioning it within one of Henry County's most active retail and growth corridors.

There is over 5 million SF of Industrial facilities within 3 miles of the site, which includes companies such as Home Depot, Ryder, Love's Travel Stops, Wayfair, and employs over 4,000 employees.

	3-Mile	5-Mile	10-Mile
Total Population:	16,754	31,348	131,897
Daytime Population:	4,797	6,887	40,650
Avg HH Incomes:	\$103,936	\$103,314	\$97,299



TRAFFIC COUNTS

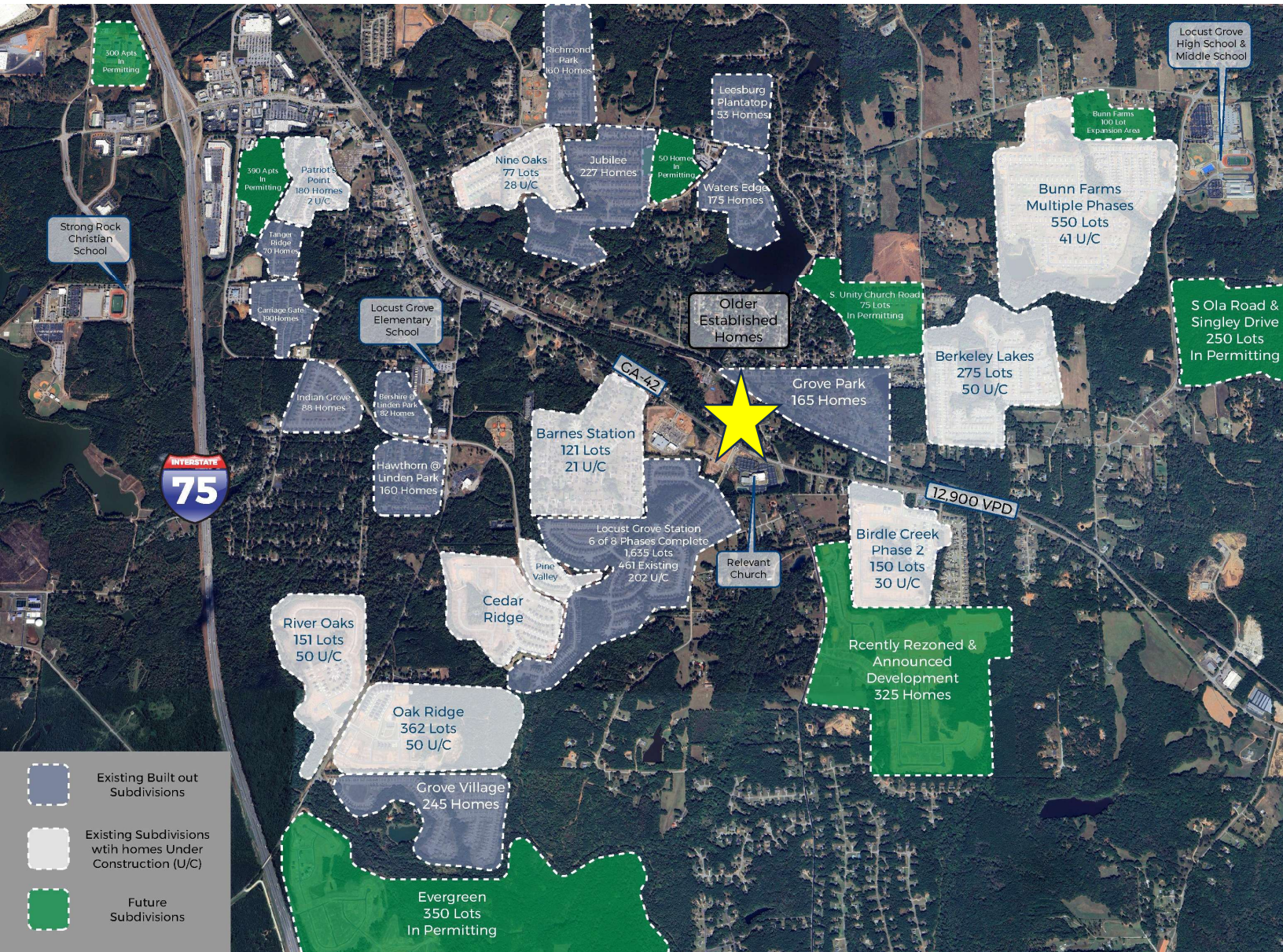
12,376 VPD – GA 42 (in front of site)
21,959 VPD – GA 42 (to the North)
22,797 VPD – Bill Gardner Pkwy

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

PAD SITES AVAILABLE

Market Aerial





PAD SITES AVAILABLE

Site Plan

