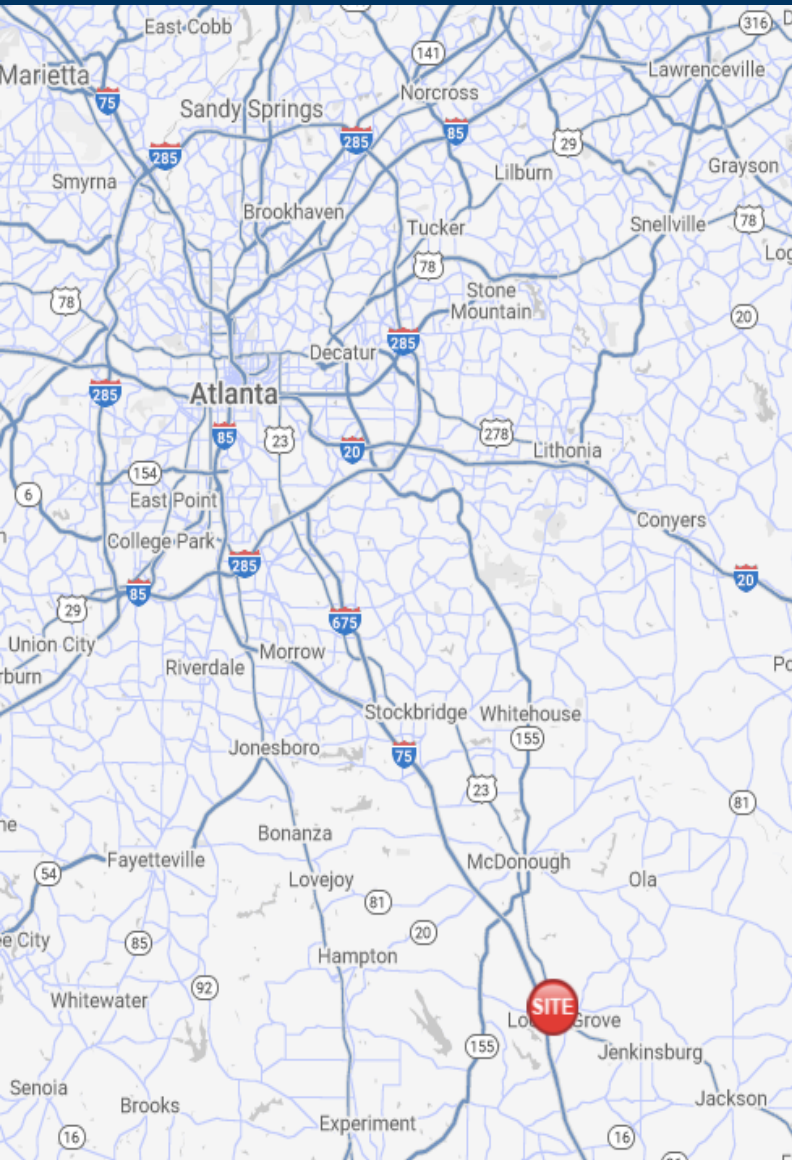


# Village II at Locust Grove

4998 Bill Gardner Pkwy  
Locust Grove, GA 30248



RIVERWOOD  
PROPERTIES, LLC



## Leasing Contacts

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## Property Highlights

The Village II shopping center at Locust Grove is located in the southernmost part of Henry County. Tanger Outlets and the Super Walmart located across Bill Gardner Parkway bring in residents from the neighboring communities to the area. The Village II shopping center has a prominent location inside the Ingles shopping center, which creates excellent visibility and access.

**Site Access:** Property is accessible at the light at the Ingles Grocery Store entrance and via 2 additional curb cuts.

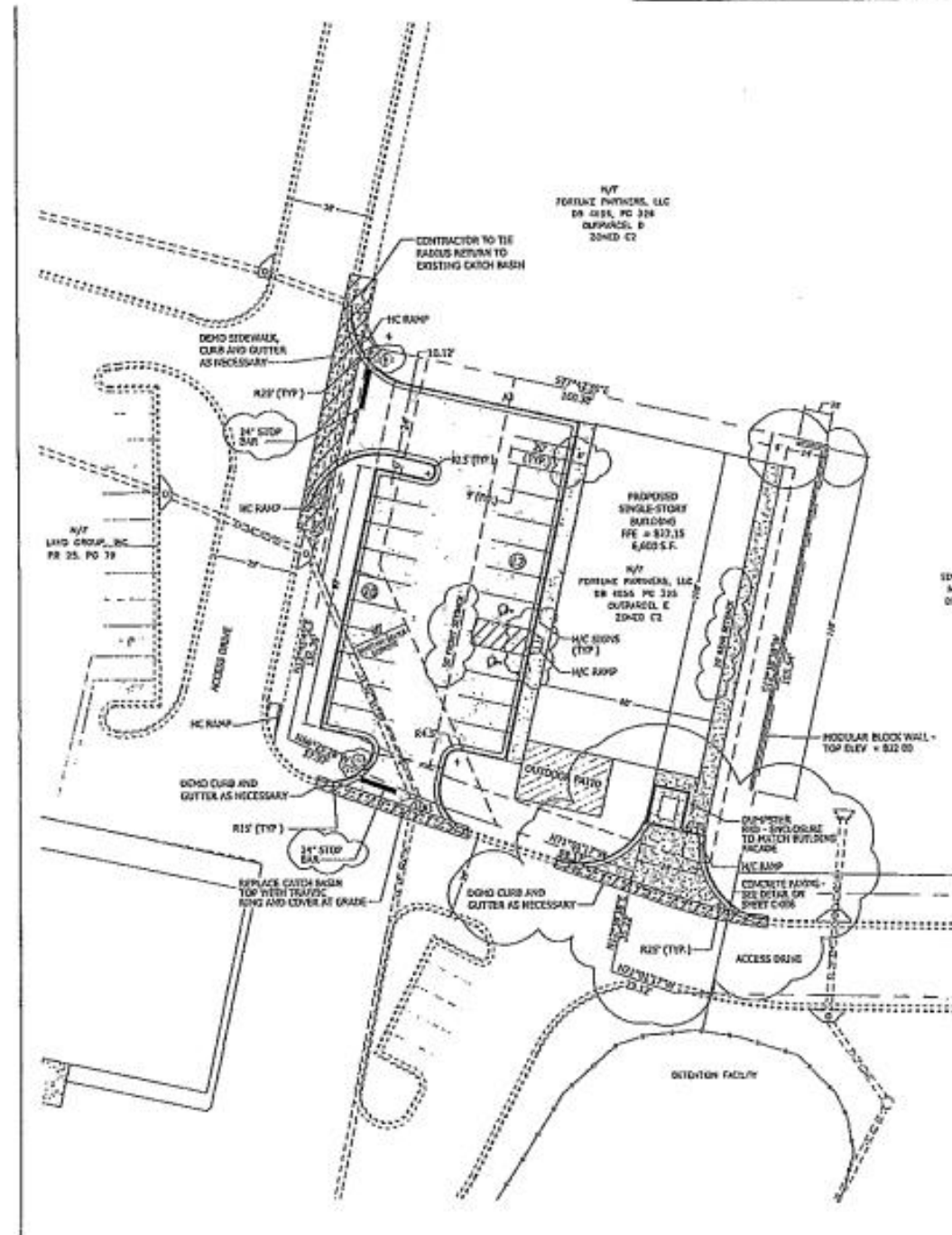
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# Village II at Locust Grove

## TENANTS

4992	State Farm	1,200
4994	Habits Smoke Shop	1,200
4996	Subway	1,500
4998	Snider Temps	1,200
5000	Marco's Pizza	1,325
	GLA	6,300
	Availability	100% Leased



# VILLAGE II AT LOCUST GROVE

## Site Plan



## AREA DEMOGRAPHICS



2021  
Population

1 MILE	2,254
3 MILE	16,587
5 MILE	37,020

2021 Daytime  
Population

<b>1 MILE</b>	<b>2,558</b>
<b>3 MILE</b>	<b>6,360</b>
<b>5 MILE</b>	<b>11,865</b>



Household 2021

1 MILE	791
3 MILE	5,617
5 MILE	12,522

Household  
Income

1 MILE	\$80,174
3 MILE	\$75,725
5 MILE	\$80,873



# VILLAGE II AT LOCUST GROVE

## Trade Area Overview



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