



LOCATION:

At the intersection of W. Georgia Road and East Standing Springs Road. The property sits directly across from a Walmart Neighborhood Market and a 30,000 SF GHS medical office building.

FACTS:

Anchor: Publix Supermarket
 Size: 48,000 SF grocery with 15,500 SF of shop space
 Availability: Fully Leased
 Traffic: W. Georgia Rd. 18,700 AADT
 Stenhouse Road 7,500 AADT

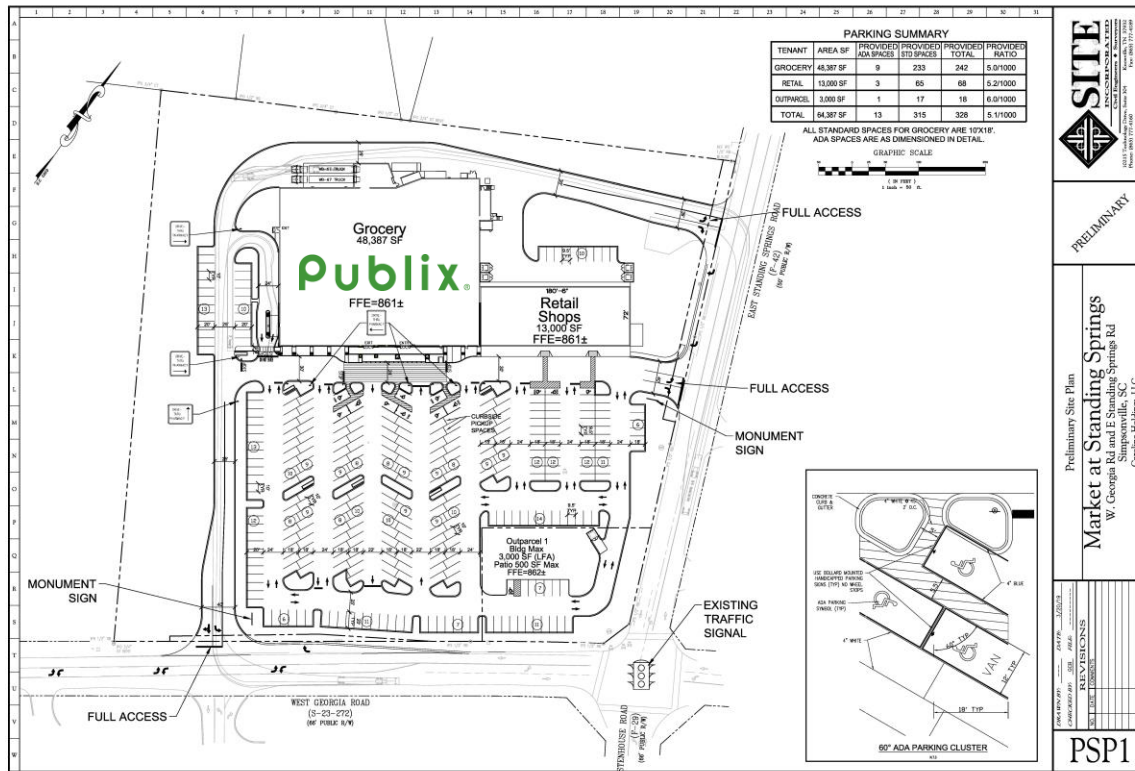
SNAPSHOTS:

- The Center is accessed via a main entrance off W. Georgia Road and two additional access points on East Standing Springs Road. An existing traffic signal benefits the site at the intersection of these two roads.
- West Georgia Road is one of Greenville’s fastest growing residential areas.
- The area includes 18,000 households, with 1,500 units under construction or proposed.
- Construction began November 2019 with an opening late 2020.

DEMOGRAPHICS:

2019 Estimates	2 Mile Radius	3 Mile Radius
Population	26,898	45,288
Population Growth '10-'19	2.7%	2.5%
Avg. Household Income	\$80,773	\$80,591
Median Age	36.3	36.6





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