

Locust Grove, GA 30248

4959 Bill Gardner Parkway

Marketplace at Locust Grove

RIVERCREST
REALTY
INVESTORS



- **Anchor:** Walmart Supercenter
- **Key Tenants:** Dollar Tree, T-Mobile, Benchmark PT, Little Caesars
- **GLA:** 27,596 SF
- **Year Built:** 2012
- **Parking Ratio:** 6.00/1,000 SF
- **Average Daily Traffic:**
23,243 VPD - Bill Gardner Pkwy
107,690 VPD - I-75

Distance	3 Mile	5 Mile	7 Mile
Population	18,298	46,053	90,061
Average Household Income	\$94,377	\$104,439	\$98,602

Leasing contact: Heather Smith-Stewart · (919) 926-3097 ·
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Tenants

ATM	Available	
101	San Diego Mexican Restaurant	5,014 SF
104	Smokers Tobacco	1,422 SF
105	American Deli	1,428 SF
107	Dollar Tree	9,101 SF
108	VIP Nails	1,526 SF
109	Benchmark PT	1,520 SF
110	T-Mobile	2,280 SF
111	Sally Beauty Supply	1,458 SF
112	Coming Available - GameStop	1,824 SF
113	Little Caesars Pizza	2,023 SF



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