

# KROGER OUTPARCEL

4719 Atlanta Highway  
Loganville, Georgia 30052

Walton County



WELLS  
FARGO



## LEASING INFORMATION

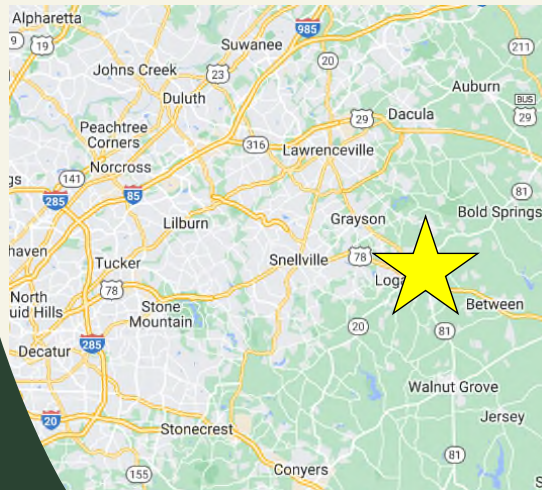
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**BRIDGER**  
PROPERTIES



- 1.05 Acre Pad Site located in front of the 149,317 SF Kroger center at Atlanta Highway and Highway 81 in Loganville, Georgia.
- Full Access on Atlanta Highway at the Traffic Light; Cross-Access back to Highway 81.
- The Kroger-anchored shopping center is generating 3.31 Million Annual Visitors!
- Traffic Counts of 60,701 VPD at the intersection.
- Huge residential growth with 3,200+ Single Family Homes being built or delivered since 2020





# KROGER OUTPARCEL

TRADE AREA OVERVIEW



**Total  
Population**

1 MILE: 6,223  
3 MILE: 30,903  
5 MILE: 75,982



**Total  
Households**

1 MILE: 2,125  
3 MILE: 10,083  
5 MILE: 24,377



**Median  
HH Incomes**

1 MILE: \$70,299  
3 MILE: \$85,067  
5 MILE: \$84,604



**Total  
Employees**

1 MILE: 3,264  
3 MILE: 9,558  
5 MILE: 14,937



# KROGER OUTPARCEL

PROPERTY PHOTOS



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ESTD  2020

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PROPERTIES