

# GRAYSON COMMONS

1911 Grayson Hwy  
Grayson, GA 30017



Jersey  
Mike's

The UPS Store 

For Leasing Information Contact

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ESTD  2020

**BRIDGER**  
PROPERTIES



- Grayson Commons is the 76,581 SF Kroger center at Grayson Highway and Rosebud Road in Grayson, GA.
- With an impressive 2.83 Million Annual Visits, the property attracts significant customer traffic.
- This McDonald's is Ranked #13 out of 426 Stores in Georgia, placing it in the Top 4% in the entire state!
- Incredible exposure with Traffic Counts of 48,300 VPD on Grayson Hwy and 60,043 Residents within 3 miles.
- Strong daytime business with 50,903 Employees within 3 Miles and 159,055 Employees within 5 miles.





# GRAYSON COMMONS

## TRADE AREA OVERVIEW

| POPULATION<br>2024 |         | HOUSEHOLDS<br>2024 |        | AVG HOUSEHOLD<br>INCOME |           | DAYTIME<br>POPULATION |         |
|--------------------|---------|--------------------|--------|-------------------------|-----------|-----------------------|---------|
| 1 Mile             | 7,661   | 1 Mile             | 2,521  | 1 Mile                  | \$123,846 | 1 Mile                | 9,547   |
| 3 Mile             | 59,853  | 3 Mile             | 18,969 | 3 Mile                  | \$111,231 | 3 Mile                | 50,903  |
| 5 Mile             | 173,498 | 5 Mile             | 54,491 | 5 Mile                  | \$111,579 | 5 Mile                | 159,055 |



# GRAYSON COMMONS

## SITE PLAN



| UNIT | TENANT              | SF    |
|------|---------------------|-------|
| 1    | El Rancho           | 4,500 |
| 2    | China Cafe          | 1,500 |
| 3    | Pancake House       | 2,000 |
| 4    | Jersey Mike's Sub   | 1,250 |
| 5    | The UPS Store       | 1,250 |
| 6    | Ken Dean State Farm | 3,000 |

| UNIT | TENANT        | SF     |
|------|---------------|--------|
| 7    | Marco's Pizza | 1,500  |
| 8    | Nail Network  | 1,125  |
| 9    | GNC           | 1,500  |
| 10   | H&R Block     | 1,500  |
| 11   | Crave Cookie  | 1,500  |
| 12   | Kroger        | 46,581 |

| UNIT | TENANT                          | SF    |
|------|---------------------------------|-------|
| 13   | AVAILABLE                       | 1,500 |
| 14   | Unique Threading & Beauty Salon | 1,125 |
| 15   | American Deli                   | 1,125 |
| 16   | Great Clips                     | 1,125 |
| 17   | One Main Financial              | 1,500 |
| 18   | Wings Sports Grill              | 3,000 |

# GRAYSON COMMONS

PROPERTY PHOTOS



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