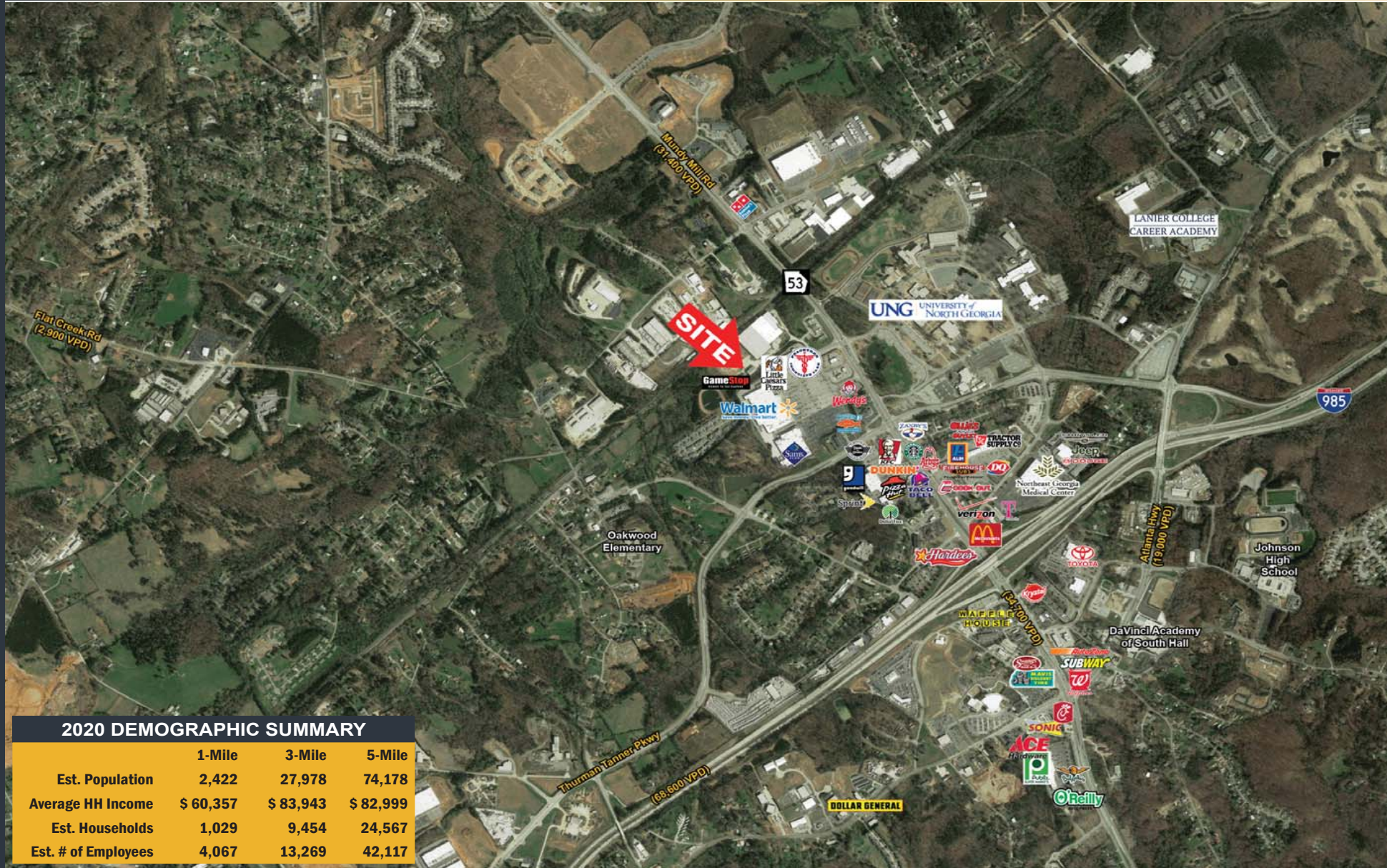


RETAIL SPACE AVAILABLE



OAKWOOD, GA

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2020 DEMOGRAPHIC SUMMARY			
	1-Mile	3-Mile	5-Mile
Est. Population	2,422	27,978	74,178
Average HH Income	\$ 60,357	\$ 83,943	\$ 82,999
Est. Households	1,029	9,454	24,567
Est. # of Employees	4,067	13,269	42,117

OAKWOOD STATION (WALMART SHADOW CENTER)

2,400 SF AVAILABLE

3885 MUNDY MILL RD | OAKWOOD, GA



OAKWOOD, GA

3885 MUNDY MILL RD

- Prime retail opportunity at Oakwood Station, a Walmart/Sam's Club Shadow Center, with strong regional draw.
- Situated directly across from the University of North Georgia – Gainesville Campus and Lanier Technical College, which provide a built-in customer base within walking distance
- Excellent visibility and monument signage.
- Shared signalized entrance at Mundy Mill Road with traffic counts exceeding 21,400 VPD.
- Located 1 block from I-985 and minutes from Lake Lanier-one of the most popular inland water destinations in the country.

