

# Cofer Crossing

## Tucker, Georgia

4367 Lawrenceville Highway, Tucker, GA 30084

- Fully leased Kroger anchored center located in DeKalb County
- Close proximity to Northlake Mall, currently undergoing a complete revitalization
- Densely populated with an urban, young professional demographic
- Excellent visibility and accessibility on the going home side of Lawrenceville Highway
- The center benefits from three dedicated traffic signals



### KEY TENANTS

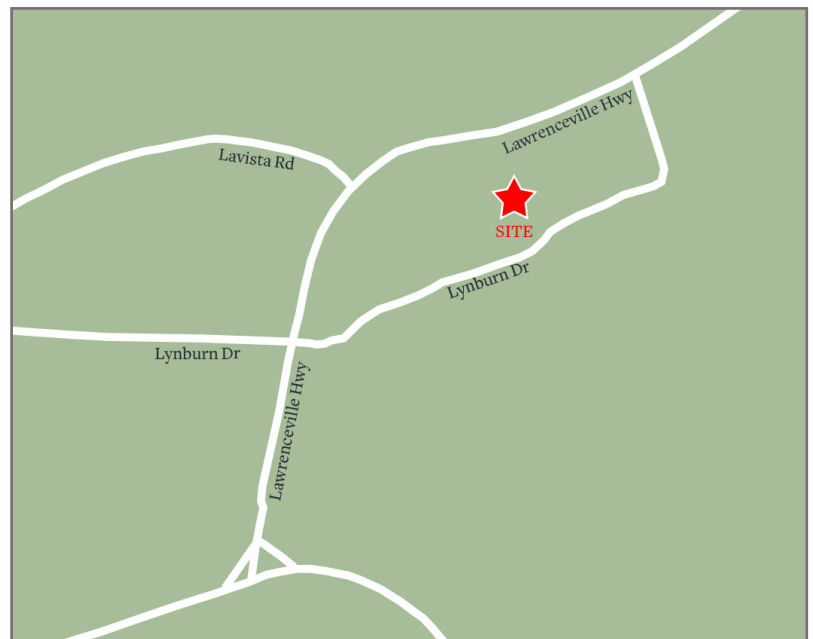
Kroger, HomeGoods, The Juicy Crab, Dollar Tree, Gamestop, Verizon, T-Mobile, Metro PCS, Sally Beauty and Great Clips.

### TRAFFIC COUNTS

|                   |        |      |
|-------------------|--------|------|
| LaVista Rd        | 24,600 | AADT |
| Lawrenceville Hwy | 25,826 | AADT |

### DEMOGRAPHICS

|               | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population    | 5,400       | 88,962      | 261,798     |
| Households    | 2,196       | 34,417      | 96,613      |
| Avg HH Income | \$102,864   | \$102,925   | \$94,373    |
| Daytime Pop   | 9,656       | 42,642      | 109,516     |



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| Tenant                | Sf    | Ste | Tenant                     | Sf     | Ste |
|-----------------------|-------|-----|----------------------------|--------|-----|
| Accessory World       | 2,377 | 1   | Zam's Cleaners             | 1,400  | 13  |
| US Army Career Center | 2,800 | 2   | Atlanta's Best Wings       | 1,400  | 14  |
| Sally Beauty Supply   | 1,400 | 4   | Meltwich                   | 1,400  | 15  |
| Extreme Teryaki Grill | 1,400 | 5   | Jackson Hewitt Tax Service | 1,400  | 16  |
| Metro PCS             | 1,400 | 6   | The Juicy Crab             | 4,200  | 19  |
| Magical Waxing        | 1,400 | 7   | Dollar Tree                | 10,500 | 20  |
| Great Clips           | 1,400 | 8   | HomeGoods                  | 27,450 | 51  |
| GameStop              | 1,820 | 9   | KFC/Taco Bell              | 3,425  | 71  |
| T-Mobile              | 1,800 | 10  | Verizon Wireless           | 1,932  | 75  |
| The Nail Lounge       | 2,380 | 10A | Kroger                     | 64,905 | 98  |