

# LAKE COUNTRY VILLAGE

## NOW LEASING

### NEW MIXED-USE, PUBLIX-ANCHORED DEVELOPMENT

Lake Oconee Parkway | Eatonton, Georgia 31024



Developed by Shaifer Partners



*Lake Oconee*



**New Restaurant and  
Retail Opportunities  
Including Outparcel,  
Drive-Thru and  
Inline Options**

FOR MORE  
INFORMATION  
PLEASE CONTACT

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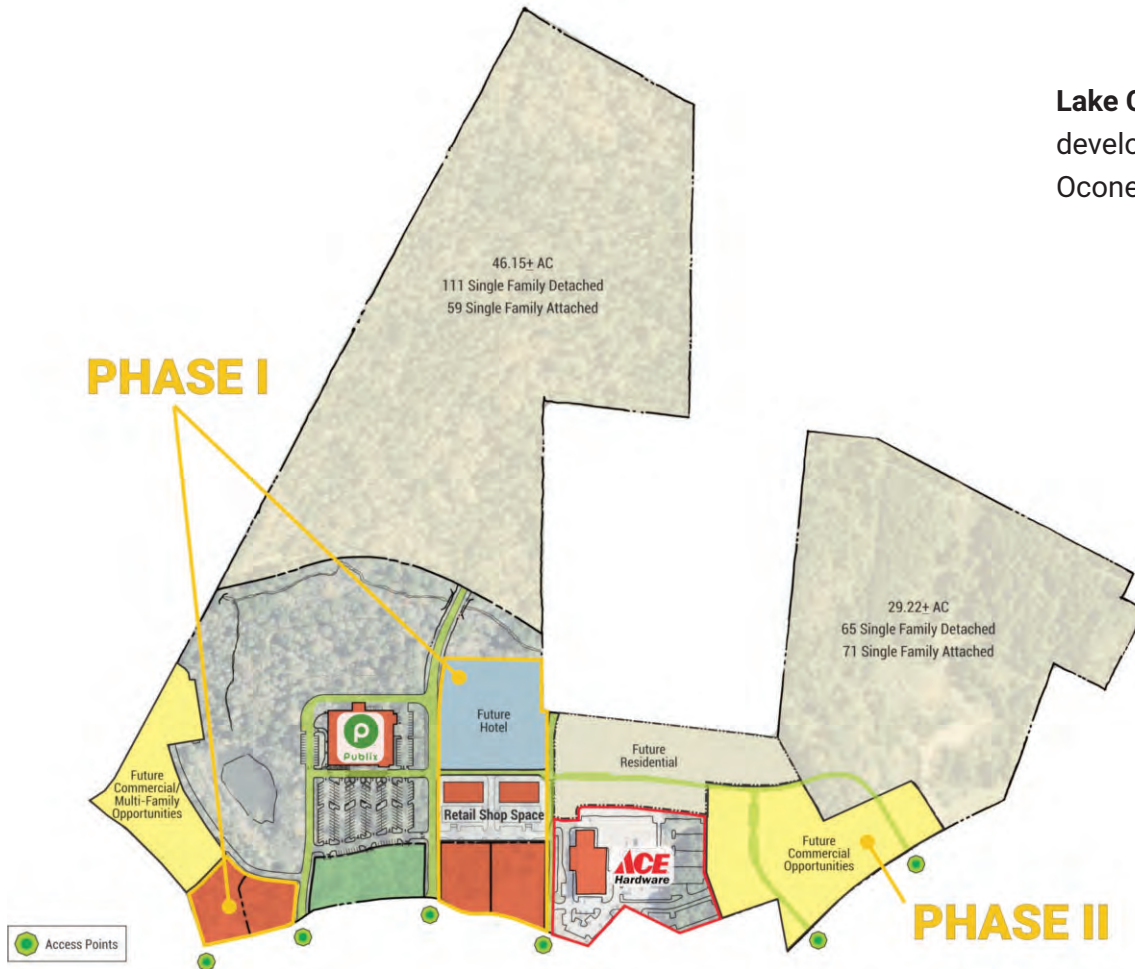
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YEARS  
1972 - 2022

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## Lake Country Village Lake Oconee Pkwy | Eatonton, GA 31024



**Lake Country Village** is an ideally positioned mixed-use, Publix-anchored development, located along the primary commercial corridor in the Lake Oconee market, featuring:

- Strong demographics with high household income and median home values with continued rapid growth
- Unique location at high traffic node
- Adjacency to one of the country's highest performing Ace Hardware stores (Top 7%)
- Significant daytime traffic
- Proximity to Reynolds Lake Oconee, Cuscowilla, Great Waters and other high-end residential developments

### DEMOGRAPHIC HIGHLIGHTS

10-Mile Population	22,727
10-Mile Households	10,427
5-Mile Average HH Income	\$174,998
5-Mile Median Home Value	\$532,650
Daily Traffic Volume	17,200 VPD

Source: Placer.ai

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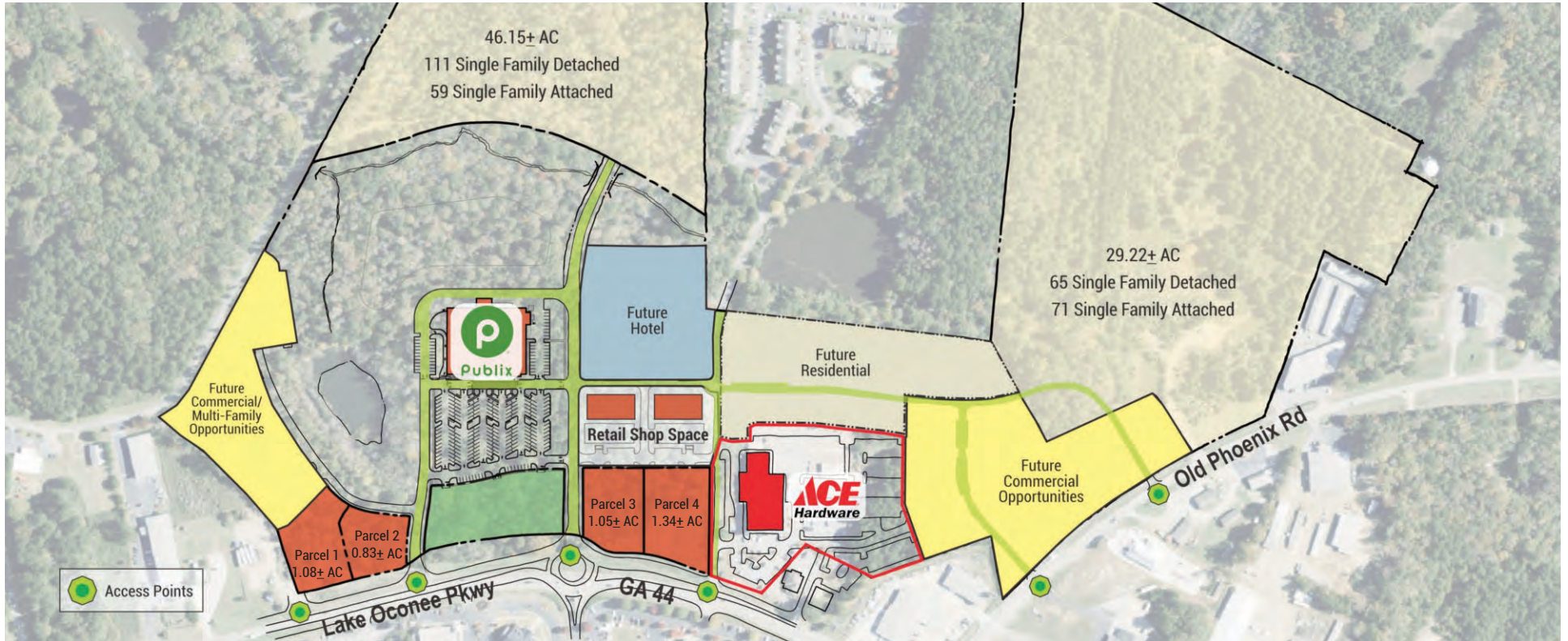
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Grocer



Multi-Tenant Retail



Outparcel Opportunities



Hotel



Conference Center



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**Adjacent to one of the country's  
top performing Ace Hardware stores**

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# Lake Country Village

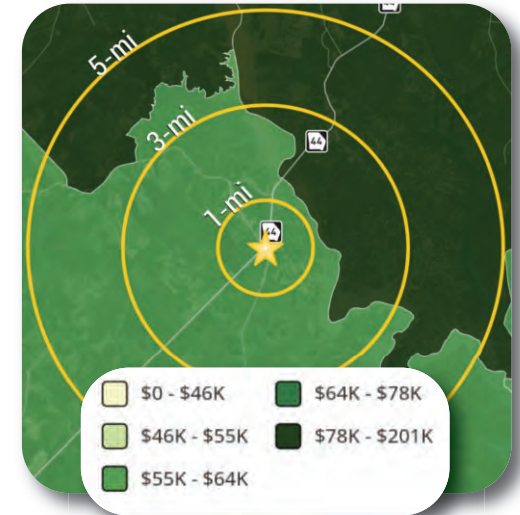
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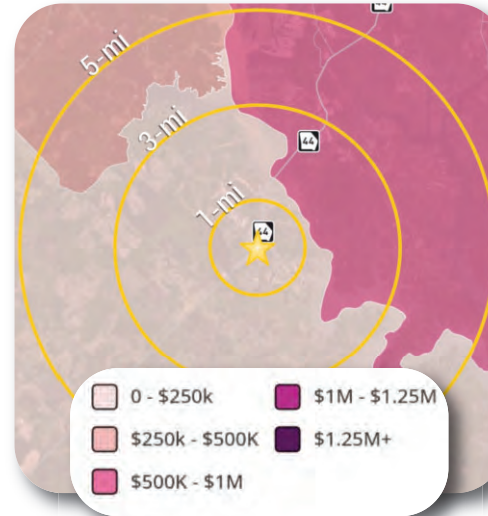
## GEORGIA'S LAKE COUNTRY

Lake Country Village is located in the heart of Georgia's Lake Country, only an hour away from Atlanta. The growing area is anchored by 19,000-acre Lake Oconee and its 374 miles of shoreline and bordered by the lush Oconee National Forest. For retirees and corporate CEOs, day-trippers and city dwellers looking for a weekend getaway, the region has become a destination for people looking for the lakeside quality of life.

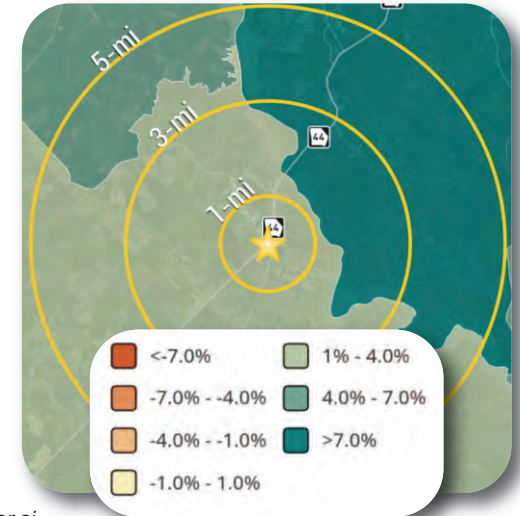
### MEDIAN HOUSEHOLD INCOME



### MEDIAN HOME VALUES



### POPULATION GROWTH 2021-2023



Source: Placer.ai

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