



## Tri-County Plaza

**TOTAL VISITORS**  
**57.8K**  
**(12 MONTHS)**

Royston, a vibrant city nestled in the heart of Franklin, Hart, and Madison counties, offers a delightful shopping experience. With top-notch retailers like Food Lion, Snap Fitness, Maxway, and Shoe Show, Tri-County not only attracts loyal customers but also maintains a steady flow of foot traffic.

## OVERVIEW

**1065 Franklin Springs Street**  
**Royston, GA 30662**

**For Lease**  
**Type: Retail**  
**Total SF: 67,577**

## RETAILERS INCLUDE



## LEASING ASSOCIATE



**Kevin Conway**  
**Sr. Leasing Manager**  
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	5,232	10,033	37,896
HOUSEHOLDS	2,042	3,638	9,902
AVG. HH INCOME (\$)	\$44,873	\$51,238	\$57,009
MEDIAN AGE	36	35	38

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SUITE	TENANTS	S.F.
10	Food Lion	36,377
30	Snap Fitness	4,550
60	Maxway	14,300
70	Shoe Show	2,800
80	Royston Nails	1,050
90	Royston Tobacco & Vape	1,000
100	AVAILABLE	900
110	AVAILABLE	1,800
130	Fannie's Cafe	3,600
160	Paparinni's Pizza	1,200



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**AADT: 12,502 (Franklin Springs St.)**

**AADT: 3,634 (GA 17)**

**Avg. Hourly Traffic: 521 (Franklin Springs St.)**

**Avg. Hourly Traffic: 300 (GA 17)**

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# WHLR

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