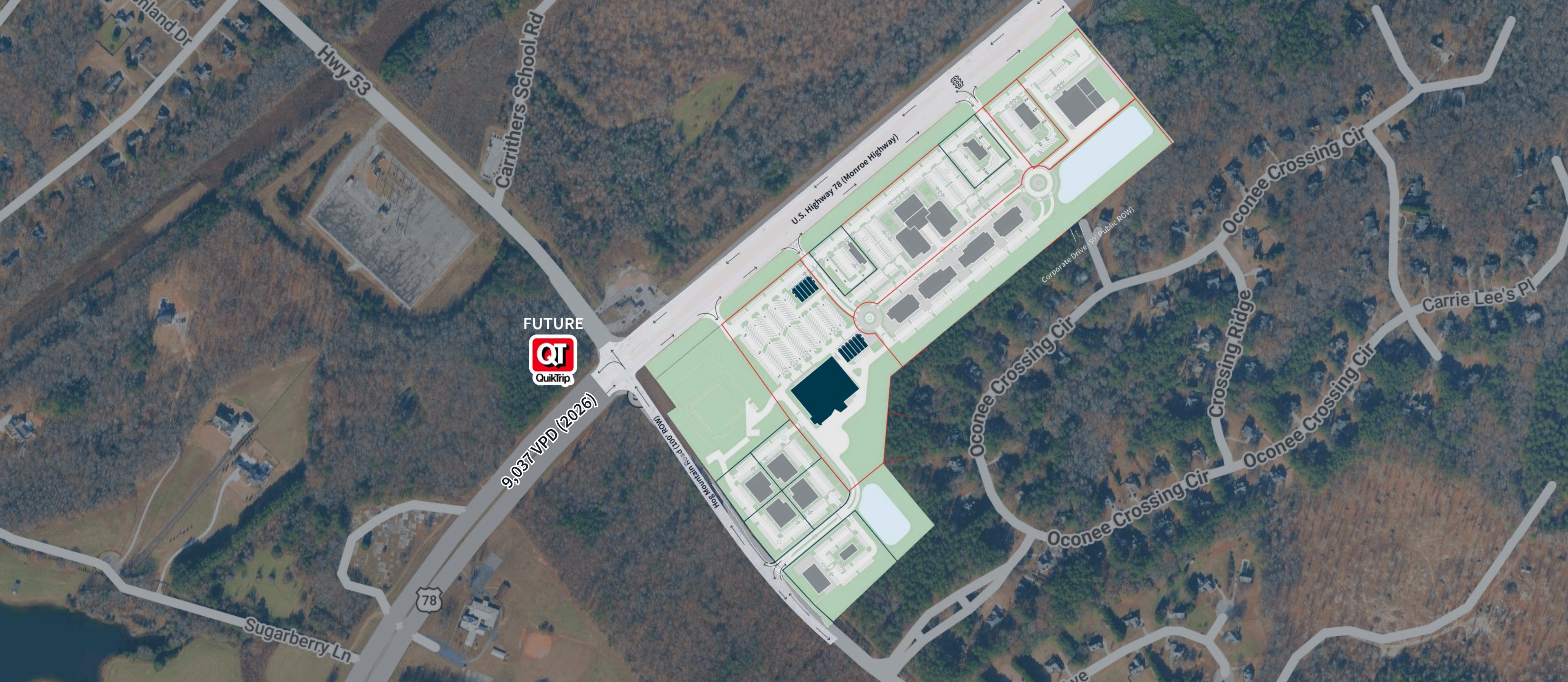




Shops of Oconee Crossing

Premier Mixed-Use Retail Development Opportunity
4501 Monroe Highway | Oconee County, GA 30677



Jones Lang LaSalle Brokerage, Inc.

Executive summary

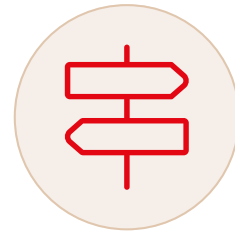
Retail opportunities in high-growth Oconee County

Shops of Oconee Crossing is a premier mixed-use retail development offering 240,000 SF across 13 lots and 19 buildings. This approved, shovel-ready site features complete infrastructure planning, approved rezoning (B1/B-2), and strategic positioning at the intersection of U.S. Highway 78 and Hog Mountain Road.

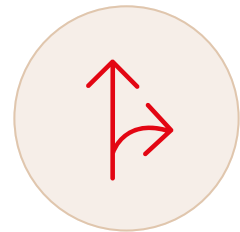
Key Highlights



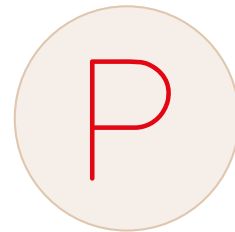
Anchored by 52,000 SF supermarket



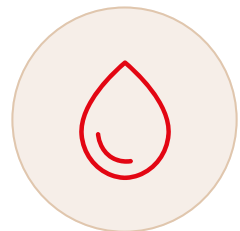
Direct frontage on U.S. Highway 78
(Monroe Highway)



Proposed traffic signal and dedicated
turn lanes (GDOT standards)



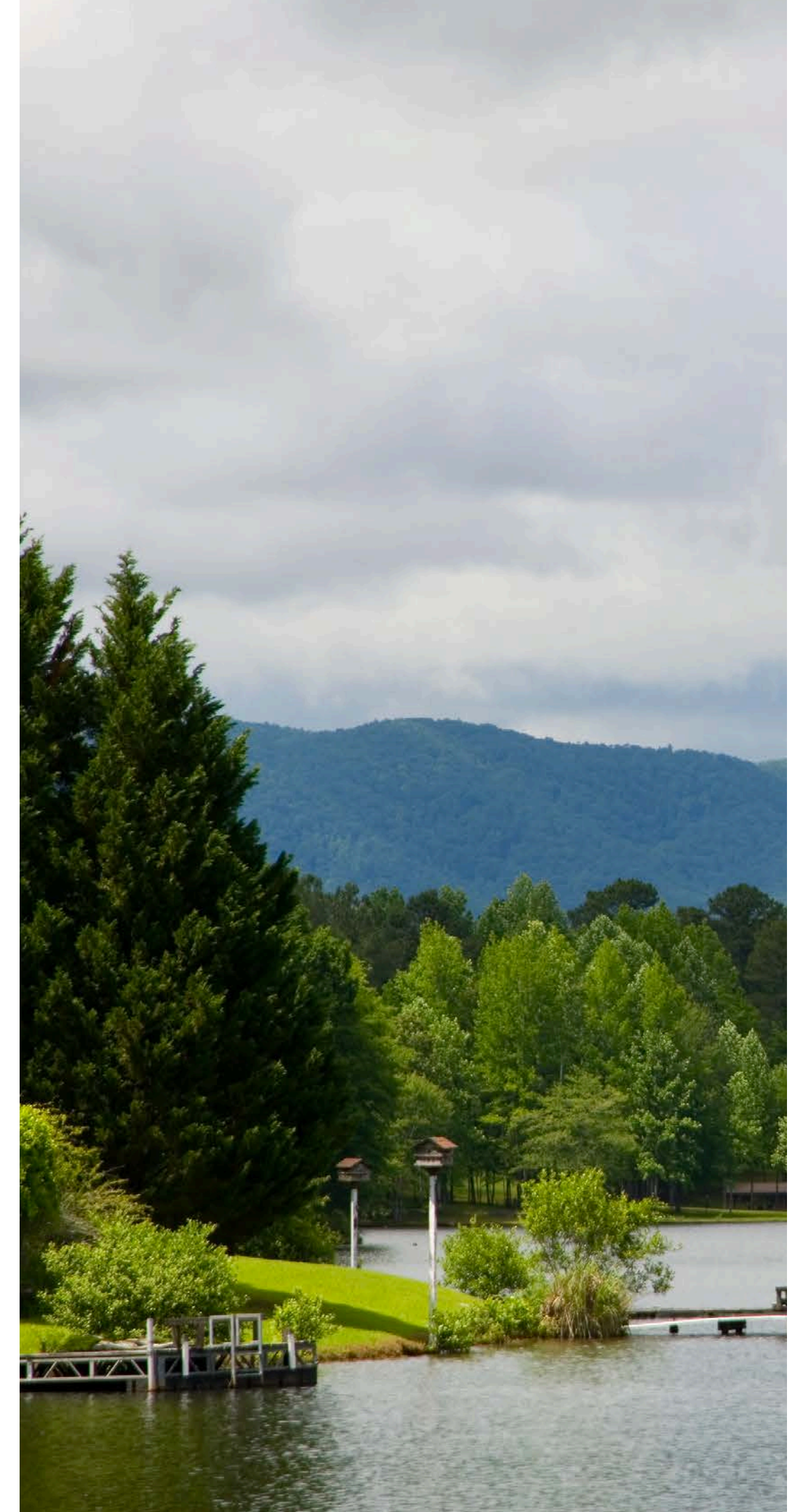
1,446 parking spaces (65 ADA-compliant)



Public water/sewer infrastructure
in place

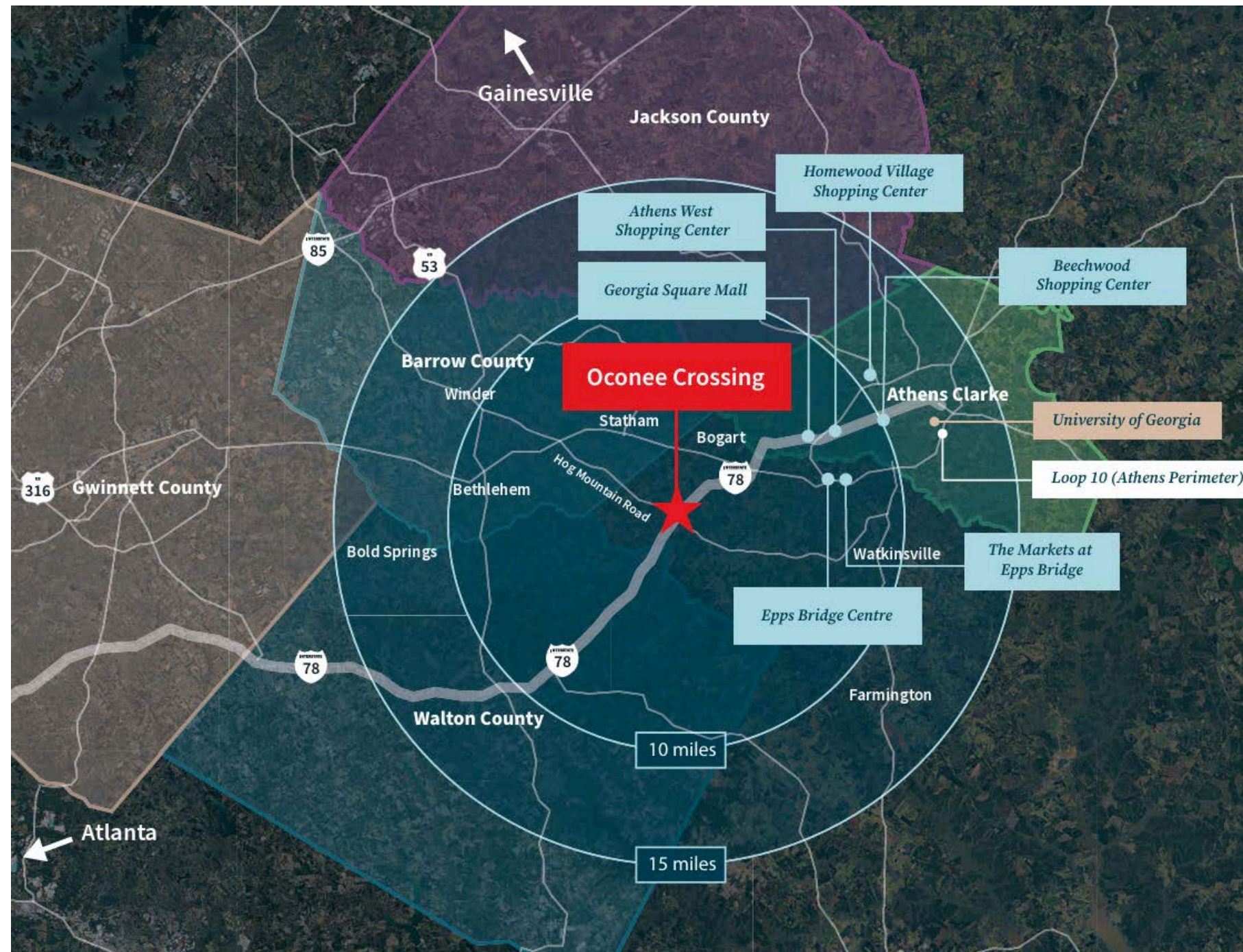


Pedestrian-centered design with
enhanced landscaping



Regional location map

10-15 mile radius



Site area map

3 mile radius

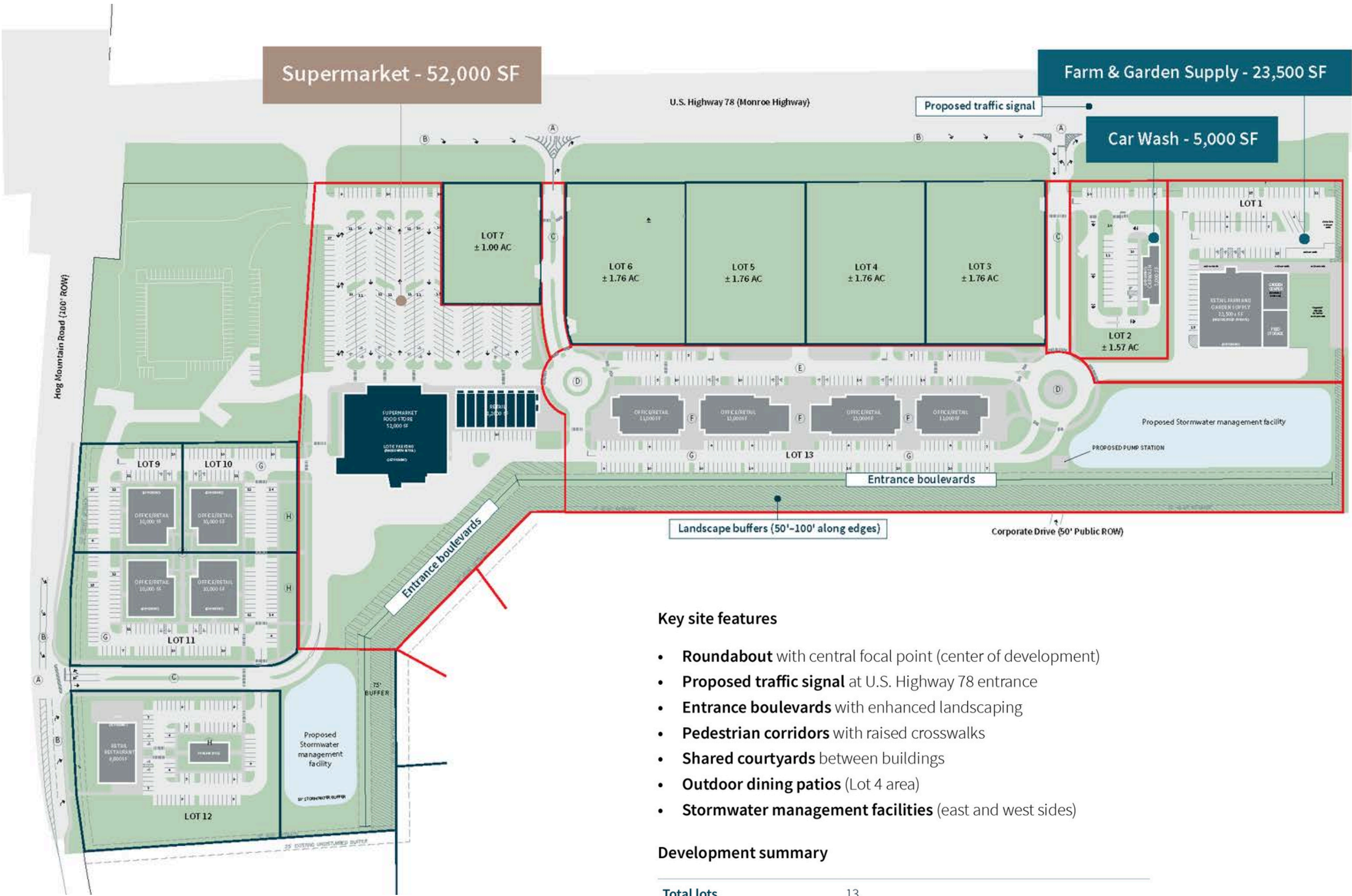


Site plan

- Phase I:
Initial Development
- Future Phases:
To be developed as market demands

Lot-By-Lot tenant information

Lot	Tenant Type	s.f.	Parking	Special note
1	Farm and Garden Supply	23,500 SF	90	Include: "20,000 SF outdoor display area"
2	Retail/ Restaurant w/ Drive-Thru	6,900 SF	50	Drive-thru capability
3	Retail Restaurant	8,600 SF	86	—
4	Restaurant	4,000 SF	55	—
4	Retail	9,500 SF	(shared)	—
5	Retail	7,000 SF	35	Shared parking with supermarket
6	Supermarket (ANCHOR)	52,000 SF	257	—
6	Retail	8,400 SF	42	—
7	Office/Retail	11,000 SF	65	Display area
8	Office/Retail	13,000 SF	69	—
9	Retail Restaurant	8,600 SF	86	—
10	Office/Retail	10,000 SF	50	—
11	Office/Retail	10,000 SF	50	—
12	Office/Retail	10,000 SF	50	—
13	Car Wash	5,000 SF	26	Stand-alone facility



Key site features

- Roundabout with central focal point (center of development)
- Proposed traffic signal at U.S. Highway 78 entrance
- Entrance boulevards with enhanced landscaping
- Pedestrian corridors with raised crosswalks
- Shared courtyards between buildings
- Outdoor dining patios (Lot 4 area)
- Stormwater management facilities (east and west sides)

Development summary

Total lots	13
Total buildings	19
Total square footage	240,000 SF
Total parking	1,446 spaces (65 ADA-compliant)
Zoning	B-1 (96,600 SF) / B-2 (143,400 SF)

Development timeline

Phase I (current)

- Anchor supermarket (52,000 SF)
- Complete site infrastructure
- Core retail buildings
- Full utilities and access improvements

Future phases

- Additional retail pads
- Restaurant buildings
- Office/retail flex spaces
- Developed as market conditions warrant

2026 Demographics	3 Mile	5 Mile	10 Mile
Total Population	9,043	25,750	124,633
Median Household Income	\$153,201	\$119,228	\$92,493
Median Age	38.2	38.9	38.8

Source: Esri, 2026



Market opportunity

“

Oconee County is one of the fastest growing counties in Georgia, offering a strong demographic profile and increasing retail demand. Shops of Oconee Crossing is positioned to capture both local and regional traffic along the high-visibility U.S. Highway 78 corridor.

Leasing and investment opportunities available.
Contact us today →
for detailed information.

Thank you

Contact Broker for Information:

Patrick Arnold

Executive Managing Director

parnold@JLL.com

404-995-2270

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