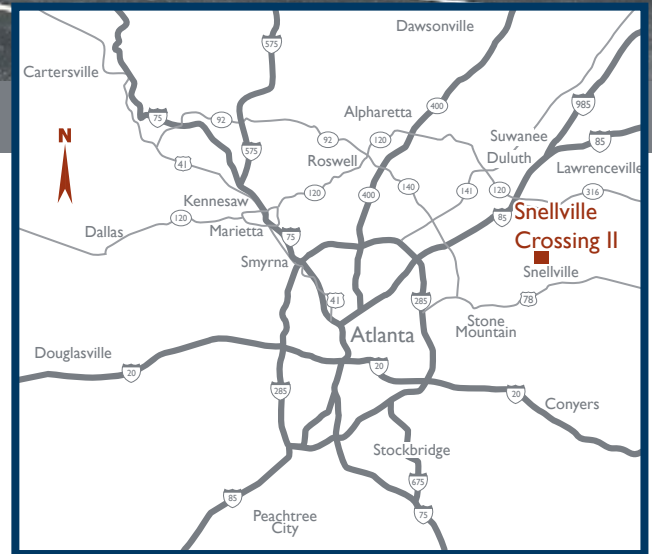


SNELLVILLE CROSSING II

1699 SCENIC HIGHWAY (HIGHWAY 124), SNELLVILLE, GA 30078



PROPERTY DETAILS

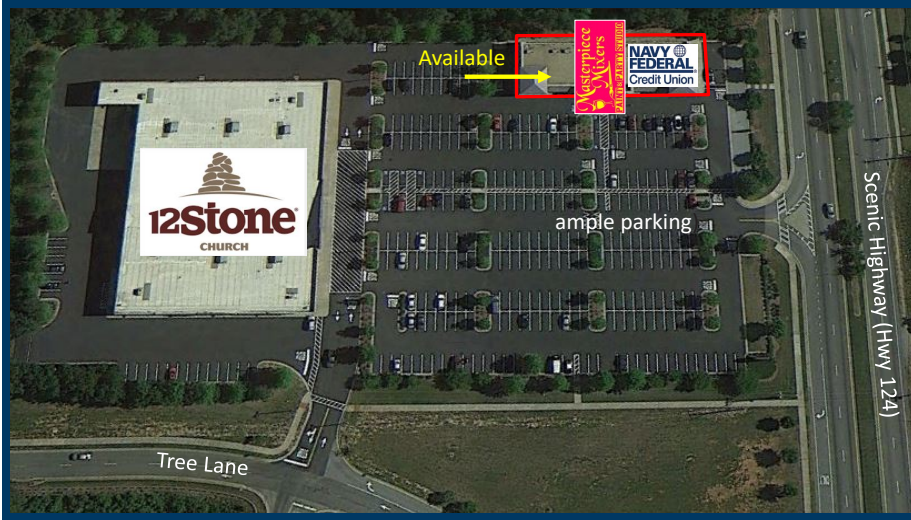
- 8,250 SF retail center in Gwinnett County in the heart of a major retail corridor in Snellville on Scenic Highway 124
- Market area include Best Buy, HomeGoods, Lowe's, Walmart, Home Depot, Kroger, Publix, AMC Theatres, Bed Bath & Beyond, T J Maxx, Marshall's, Party City, Target and more
- Adjacent to the popular and growing new Snellville campus of 12 Stone Church
- Strong demographics within 3 miles: 68,652 residents have an average household income of \$100,273; Daytime employment is 22,612 people
- Excellent visibility and access to the high-traffic Scenic Hwy. 124, which has 40,000 VPD
- Easy ingress and egress, as well as ample parking

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SNELLVILLE CROSSING II

1699 SCENIC HIGHWAY (HIGHWAY 124), SNELLVILLE, GA 30078



TRAFFIC COUNTS

Scenic Hwy 124 @
Janmar Road 40,000 VPD

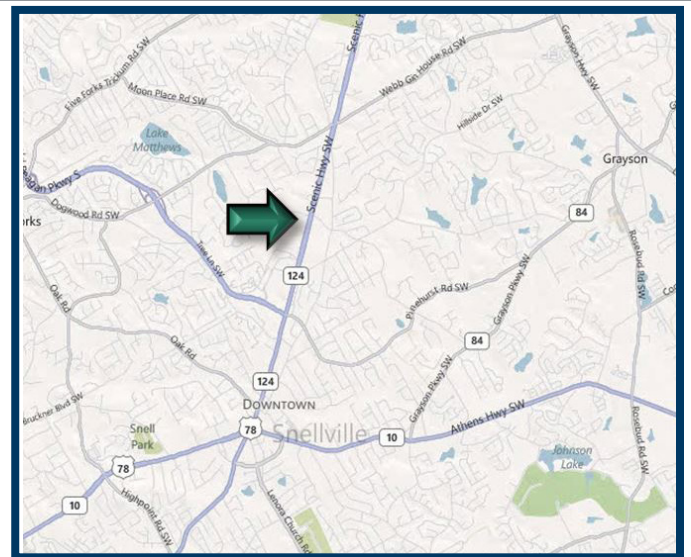
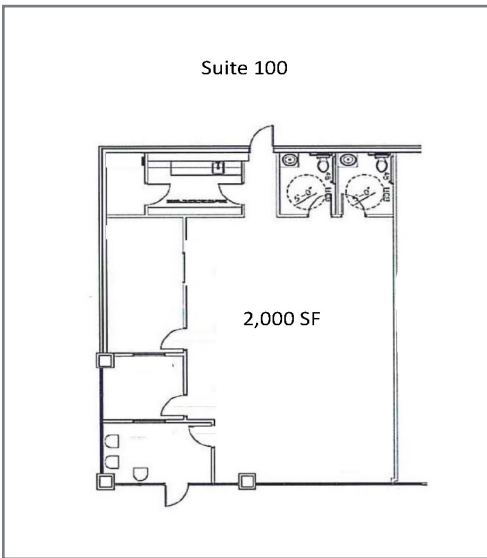
DEMOGRAPHICS - CoStar 2019

	1 mile	3 miles	5 miles
Population	4,689	68,652	182,333
Income	\$124,054	\$100,273	\$88,369
Daytime Emp.	7,688	22,612	50,323

GPS COORDINATES

Lat. 33.8814752 Long. -84.0177709

SUITE	TENANT	SF
100	Available (see diagram below)	2,000
101	Masterpiece Mixers Paint and Party Studio	1,200
103-105	Navy Federal Credit Union	5,050
Total Square Feet		8,250



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