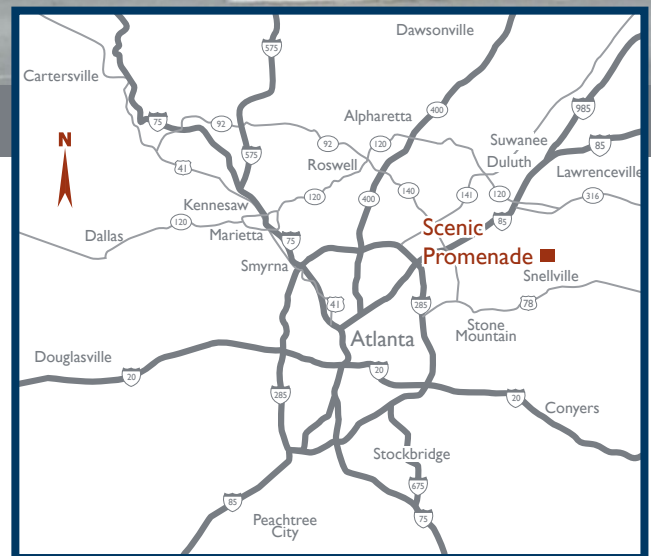


SCENIC PROMENADE

1679 SCENIC HIGHWAY (SR 124), SNELLVILLE, GA 30078



PROPERTY DETAILS

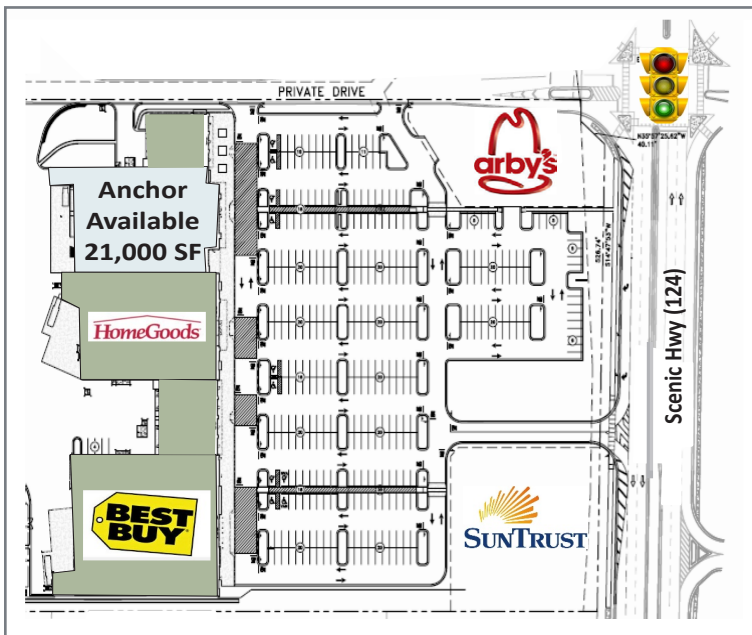
- 83,375 SF retail center located in the vibrant and growing retail corridor in Snellville in Gwinnett County
- 21,000 Sf anchor position available complementing co-anchors Best Buy and Home Goods
- Excellent visibility and signage on Scenic Highway 124 (42,000 VPD)
- High traffic area with easy ingress and egress and a signalized entrance
- Affluent and densely-populated demographics
- Strong national tenants in the market area include Lowe's, Kroger, Walmart, Sam's Club, Home Depot, Publix, Bed Bath & Beyond, and TJ Maxx

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TRAFFIC COUNTS

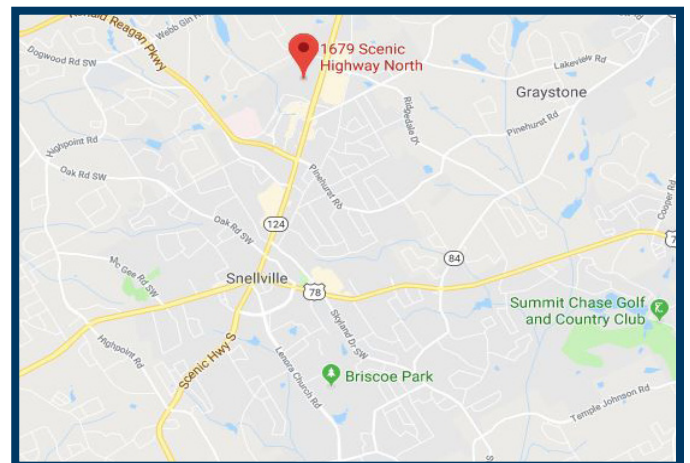
Scenic Hwy at Janmar Rd. 42,000 VPD
 Scenic Hwy at Ronald Reagan Pkwy. 52,400 VPD

DEMOGRAPHICS - CoStar 2018

	1 mile	3 miles	5 miles
Population	5,424	66,750	185,124
Income	\$119,854	\$102,481	\$88,829
Daytime Pop.	7,302	22,859	51,470
# Businesses	557	2,652	5,802

GPS COORDINATES

Lat. 33.8793841 Long. -84.0512097



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