

BRAND Real Estate Services



SCENIC PROMENADE

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

Project Overview

1679 Scenic Hwy (SR 124)

1,725 SF

Inline Space Available

83,375 SF retail center located in the heart of the vibrant and growing retail corridor in Snellville in Gwinnett County

Anchored by Best Buy, HomeGoods, and Skechers

Excellent visibility and monument signage on Scenic Highway 124 with high traffic counts of 42,500 VPD

Easy ingress / egress and a signalized entrance

Strong national tenants in the market area include Lowe's, Kroger, Walmart, Sam's Club, Home Depot, Publix, Target, and T.J. Maxx



Demographics

1679 Scenic Hwy (SR 124)

Traffic Counts

Scenic Hwy @ Janmar Rd.	42,500 VPD
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Demographics

	1 MILE	3 MILES	5 MILES
Population	6,232	71,467	198,352
Daytime Employment	5,708	21,933	51,266
HH Income	\$115,492	\$113,847	\$103,424

GPS Coordinates

33.8882677 Lat.

-84.0109982 Long.



Available Space

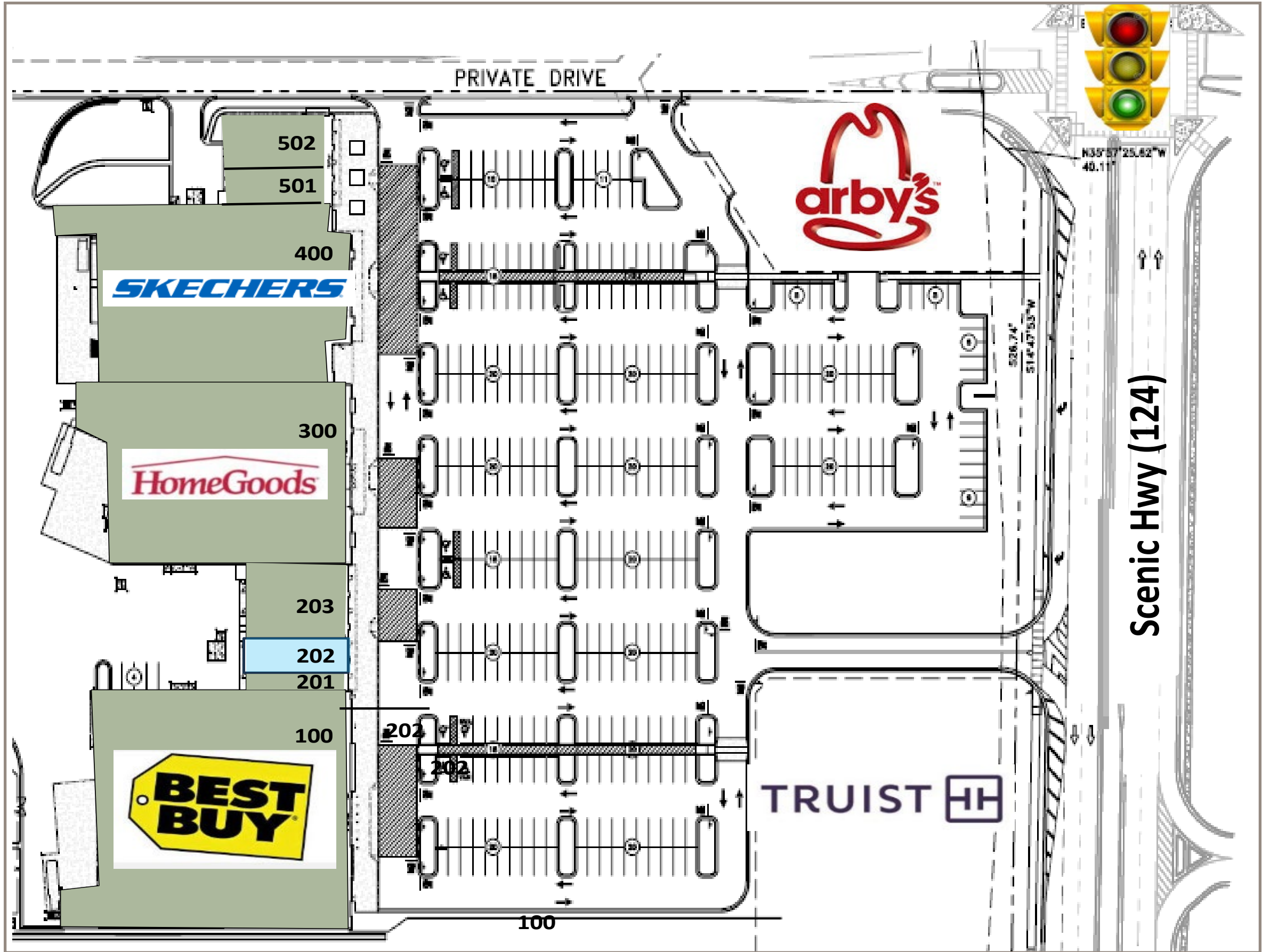
1679 Scenic Hwy (SR 124)

Tenants

SUITE	TENANT	SF
100	Best Buy	30,000
201	Sport Clips	1,250
202	AVAILABLE	1,725
203	America's Best	3,400
300	HomeGoods	21,500
400	Skechers	21,000
501	Bellagio Nail Bar	2,500
502	Amazing Lash Studio	2,000
TOTAL SQUARE FEET		83,375

Outbuildings

OB1	Arby's	N/A
OB2	Truist	N/A





1,725 SF | SUITE 202

Contact

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