

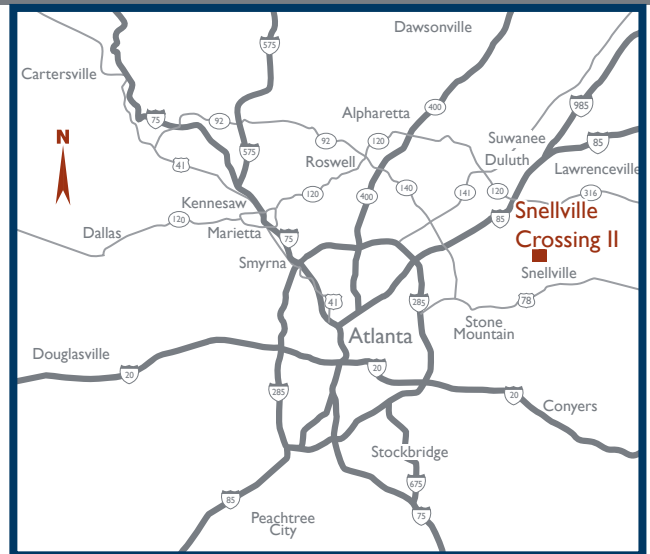
SNELLVILLE CROSSING II

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



PROPERTY DETAILS

- 8,250 SF retail center in the heart of a major retail corridor on Scenic Highway 124 in Snellville in Gwinnett County
- Market area includes Best Buy, HomeGoods, Lowe's, Walmart, Home Depot, Skechers, Kroger, Publix, AMC Theatres, TJ Maxx, Marshall's, Target and more
- Anchored by Navy Federal and Emory Rehab
- Adjacent to the popular and growing Snellville campus of 12 Stone Church
- Strong demographics: 71,000 residents within 3 miles have average household income of almost \$113,000; Daytime employment is almost 22,000 people
- Excellent visibility on high-traffic Scenic Hwy. 124 with 42,500 VPD; prominent monument signage
- Easy ingress and egress, as well as ample parking



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Real Estate Services

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TRAFFIC COUNTS

Scenic Hwy 124 @
Janmar Road 42,500 VPD

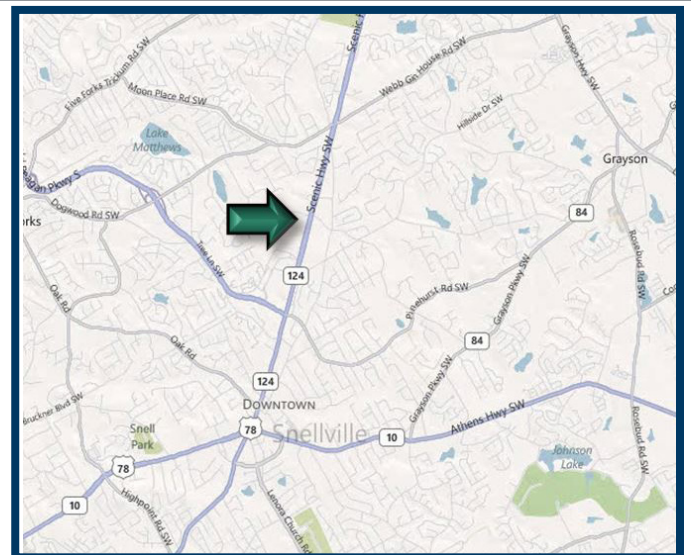
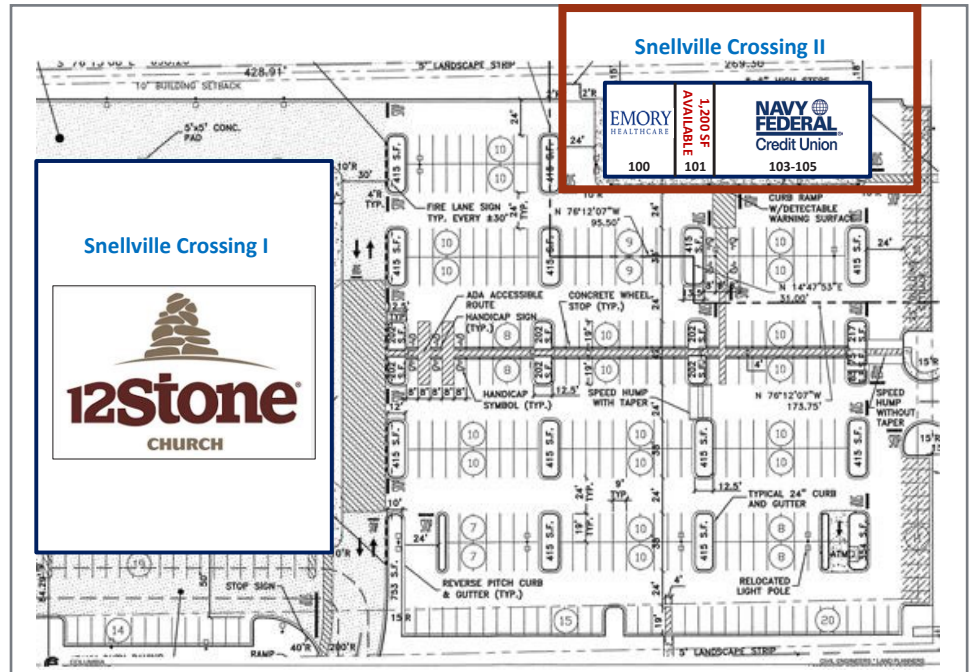
DEMOGRAPHICS - CoStar 2024

| | 1 mile | 3 miles | 5 miles |
|--------------|-----------|-----------|-----------|
| Population | 5,531 | 70,973 | 196,735 |
| Income | \$111,211 | \$112,798 | \$103,738 |
| Daytime Emp. | 5,707 | 21,853 | 50,757 |

GPS COORDINATES

Lat. 33.8814752 Long. -84.0177709

| SUITE | TENANT | SF |
|-------------------|--|--------------|
| 100 | Emory Rehab Outpatient Center - Physical Therapy | 2,000 |
| 101 | AVAILABLE | 1,200 |
| 105 | Navy Federal Credit Union | 5,050 |
| Total Square Feet | | 8,250 |



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