

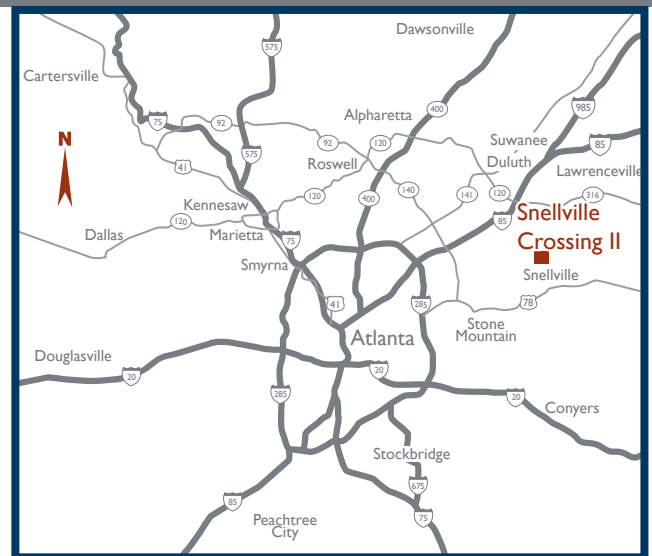
SNELLVILLE CROSSING II

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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TRAFFIC COUNTS

Scenic Hwy 124 @

Janmar Road

42,500 VPD

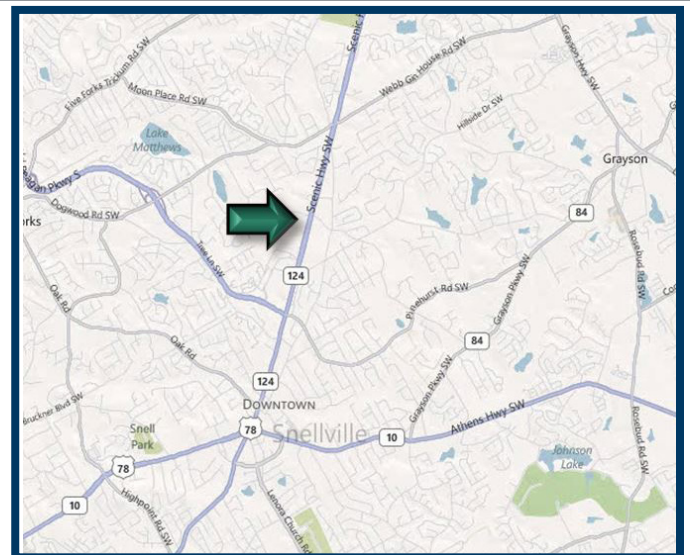
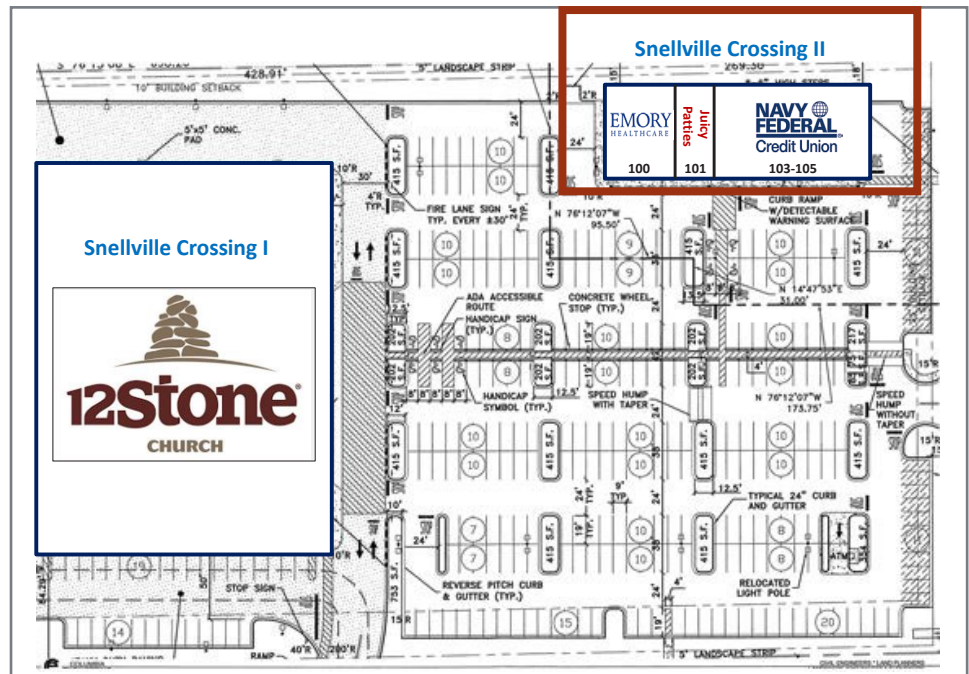
DEMOGRAPHICS - CoStar 2024

	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	Juicy Patties	1,200
105	Navy Federal Credit Union	5,050
Total Square Feet		8,250



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