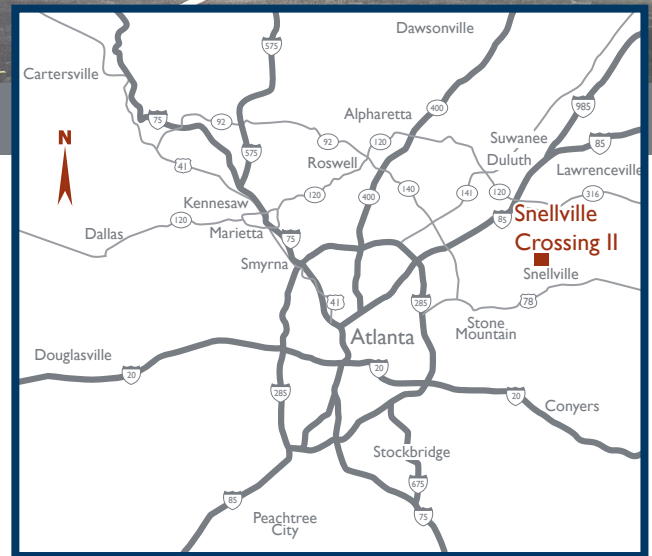


# SNELLVILLE CROSSING II

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 include Best Buy, HomeGoods, Lowe's, Walmart, Home Depot, Skechers, Kroger, Publix, AMC Theatres, T J Maxx, Marshall's, Target and more
- Adjacent to the popular and growing Snellville campus of 12 Stone Church
- Strong demographics within 3 miles: 67,016 residents have an average household income of \$107,534; Daytime employment is over 22,000 people
- Excellent visibility on high-traffic Scenic Hwy. 124 with 41,200 VPD; prominent monument signage
- Easy ingress and egress, as well as ample parking

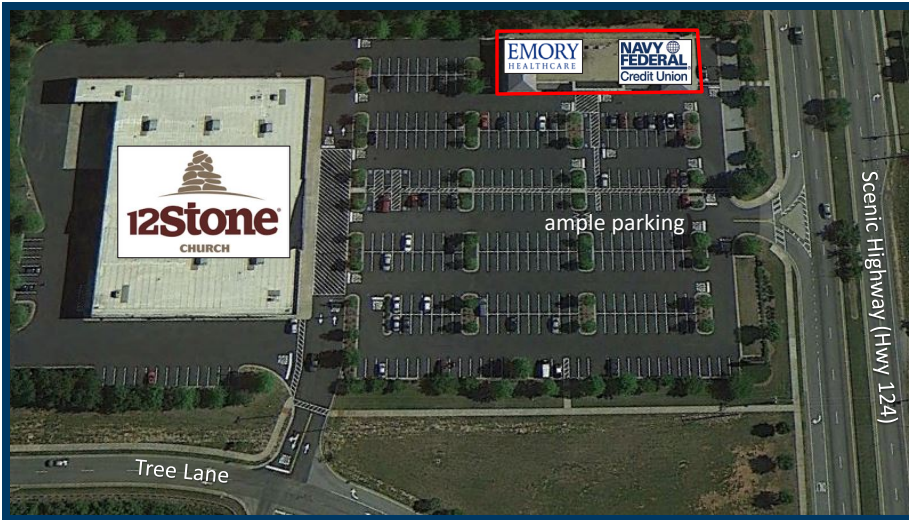
**BRAND**  
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BrandProperties.com  
770.476.4801



# SNELLVILLE CROSSING II

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



## TRAFFIC COUNTS

Scenic Hwy 124 @

Janmar Road

41,200 VPD

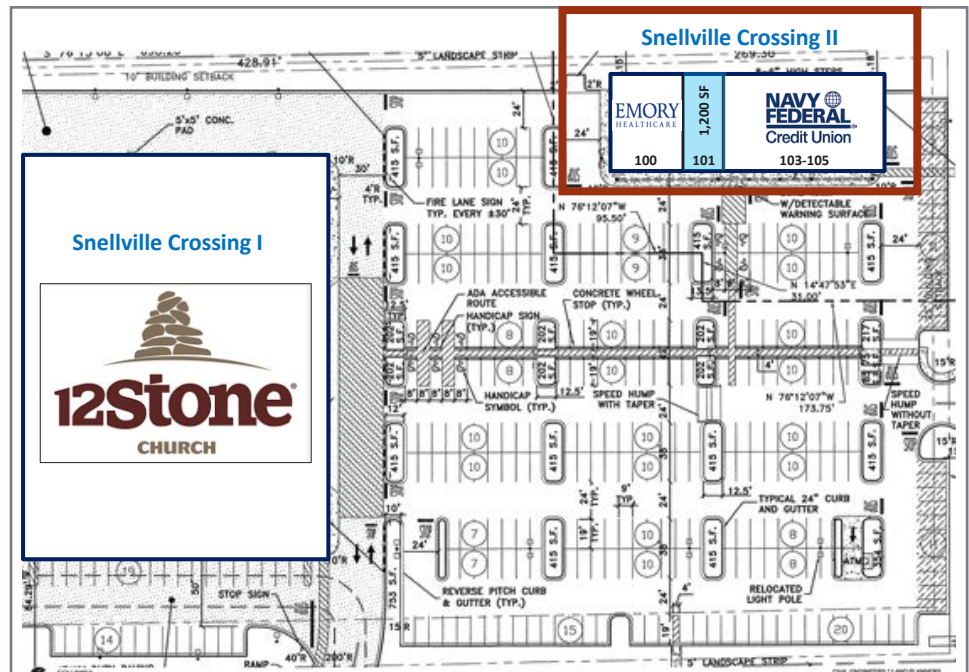
## DEMOGRAPHICS - CoStar 2022

	1 mile	3 miles	5 miles
Population	5,528	67,016	186,818
Income	\$115,215	\$107,534	\$96,831
Daytime Emp.	5,784	20,194	47,683

## GPS COORDINATES

Lat. 33.8814752 Long. -84.0177709

SUITE	TENANT	SF
100	Emory Rehab Outpatient Center - Physical Therapy	2,000
101	AVAILABLE	1,200
103-105	Navy Federal Credit Union	5,050
Total Square Feet		8,250

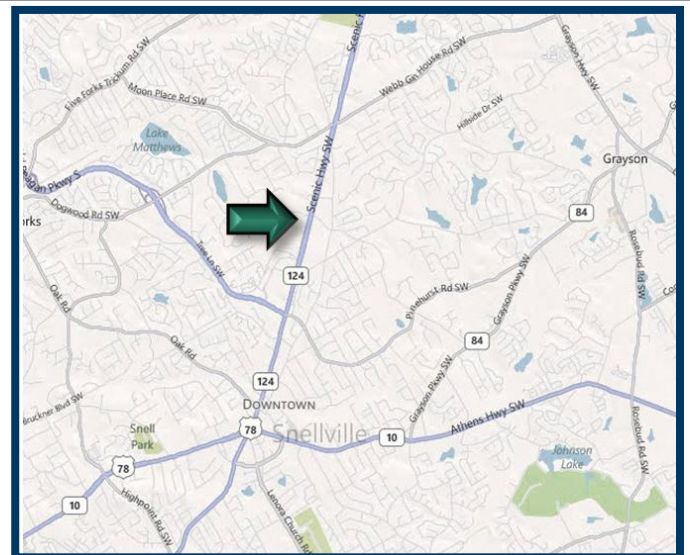


**Lisa M. Graham**

Vice President, Leasing

lgraham@BrandProperties.com

770.497.6488 Direct | 678.469.4504 Mobile



**BRAND** Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801