

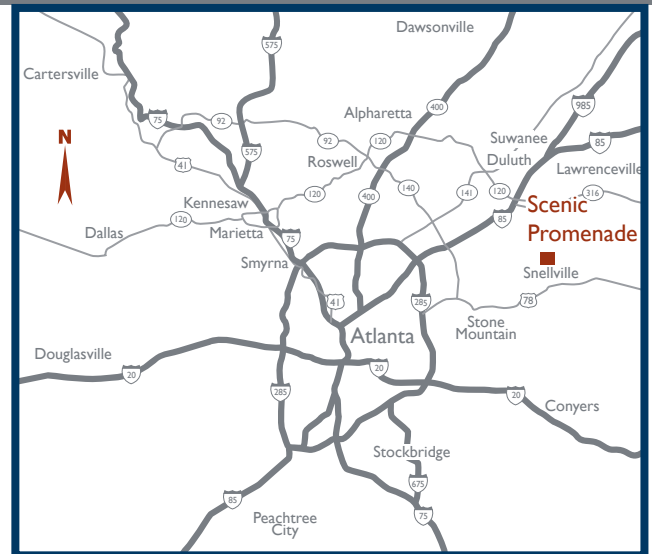
SCENIC PROMENADE

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



PROPERTY DETAILS

- 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 41,300 VPD
- Easy ingress / egress and a signalized entrance
- Affluent and densely-populated demographics with 66,520 residents within 3 miles having an average household income of \$107,369
- Strong national tenants in the market area include Lowe's, Kroger, Walmart, Sam's Club, Home Depot, Publix, Target, and T.J. Maxx
- 100% Leased



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TRAFFIC COUNTS

Scenic Hwy at Janmar Rd.	41,300 VPD
Scenic Hwy below Ronald Reagan	48,100 VPD

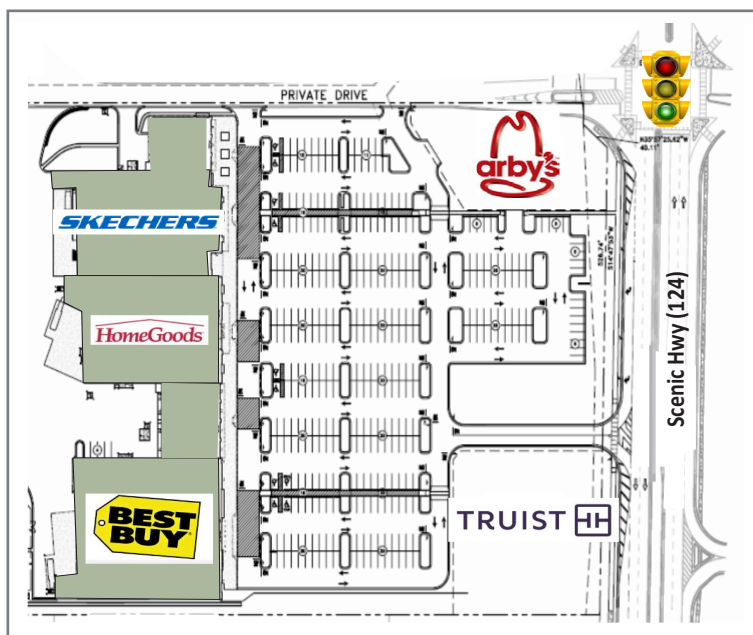
GPS COORDINATES

Lat. 33.8882677 Long. -84.0109982

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,231	66,520	185,835
Income	\$127,385	\$107,369	\$94,090
Daytime Pop.	7,422	21,906	50,057
# Businesses	615	2,648	5,820

SUITE	TENANT	SF
100	Best Buy	30,000
201	Sport Clips	1,250
202	European Wax Center	1,725
203	America's Best Contacts & Eyeglasses	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
SUITE	OUTBUILDINGS	SF
OB1	Arby's	N/A
OB2	Truist	N/A



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