

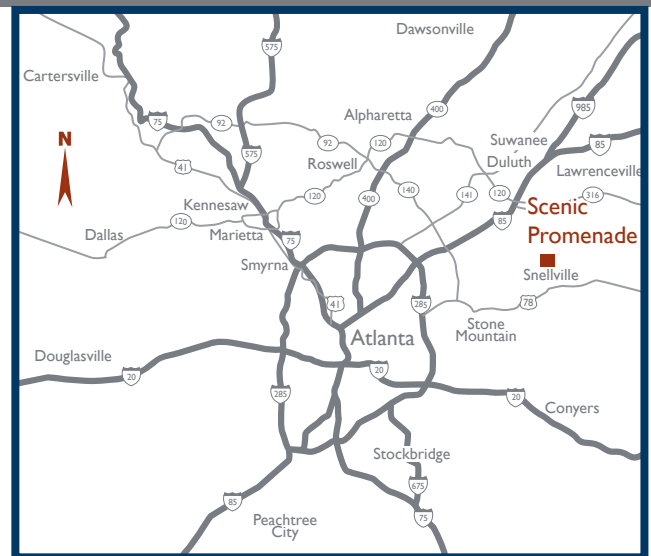
SCENIC PROMENADE

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 42,500 VPD
- Easy ingress / egress and a signalized entrance
- Affluent and densely-populated demographics with 71,467 residents within 3 miles having an average household income of \$113,847; additional daytime population of 21,933 people.
- Strong national tenants in the market area include Lowe's, Kroger, Walmart, Sam's Club, Home Depot, Publix, Target, and T.J. Maxx
- 1,725 SF inline space available



BRAND
Real Estate Services

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770.476.4801

SCENIC PROMENADE

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



TRAFFIC COUNTS

Scenic Hwy at Janmar Rd. 42,500 VPD

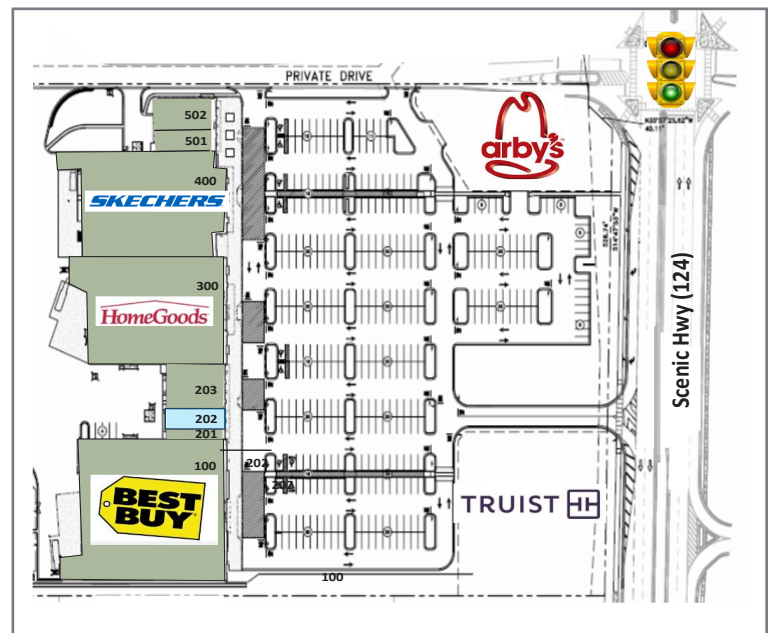
GPS COORDINATES

Lat. 33.8882677 Long. -84.0109982

DEMOGRAPHICS - CoStar 2024

	1 mile	3 miles	5 miles
Population	6,232	71,467	198,352
Income	\$115,492	\$113,847	\$103,424
Daytime Pop.	5,708	21,933	51,226
# Businesses	734	3,287	51,226

SUITE	TENANT	SF
100	Best Buy	30,000
201	Sport Clips	1,250
202	AVAILABLE	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



Michael Walker, CRRP, CLS

Vice President, Leasing

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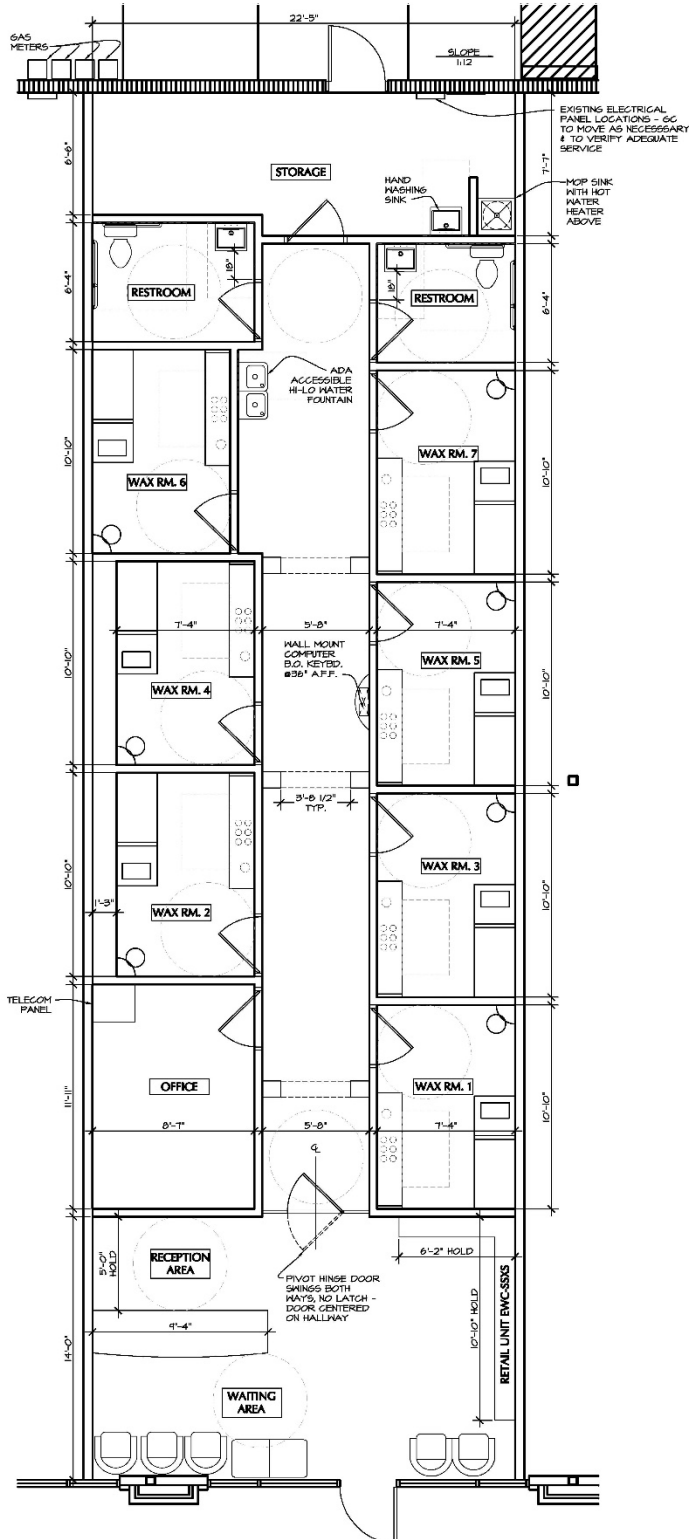
770.623.2080 Direct | 401.480.0863 Mobile

BRAND Real Estate Services

6224 Sugarloaf Parkway, Suite 200 Duluth, GA 30097 770.476.4801

Scenic Promenade – Suite 202 with 1,725 SF

1679 Scenic Highway (124), Snellville, GA 30078



A SCHEMATIC FLOOR PLAN (1,655 NET S.F.)

1/4"=1'-0"



PARTNERS

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ISSUE:
SCHEMATIC DOCUMENTS
FEBRUARY 22TH, 2016

DRAWN BY:
JB
REVISED BY:
DAM
DRAWING:
SCHEMATIC FLOOR PLAN
SCALE:
1/4"=1'-0"
SEAL

ARCHITECT: DAVID E. GROSS
GA LICENSE No. #RA 013525
DRAWING NO.

SK-01