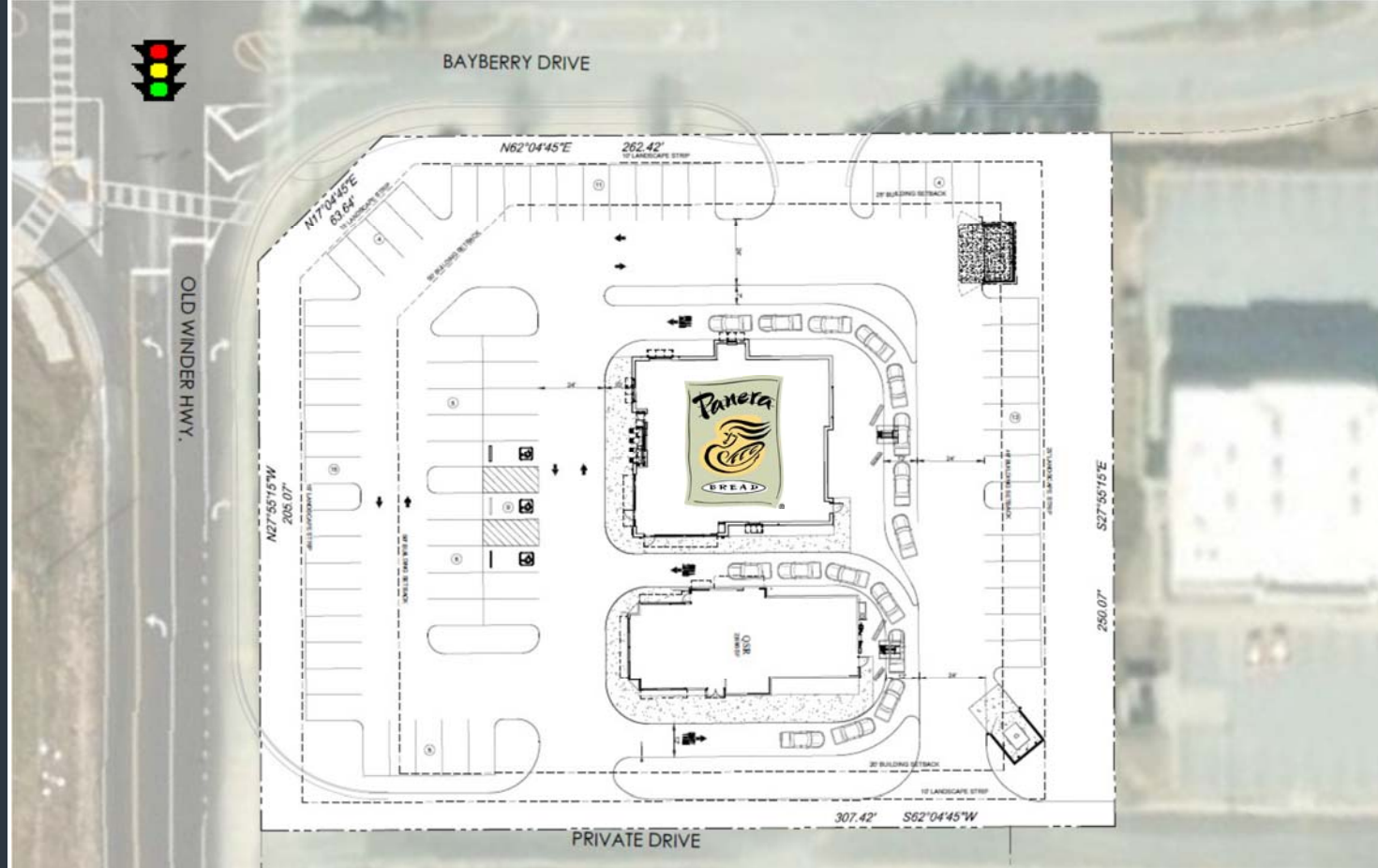


# INFORMATION



- Retail pad available next to new construction corporate Panera Bread at a busy signalized intersection (over 17,000 VPD)
- Located near the recently opened Northeast Medical Center (100 Bed Hospital) and Chateau Elan Residential/Golf/Winery Community (Over 4,000 Homes)
- High growth area of Metro Atlanta with over 1,000 homes planned and/or under construction in the immediate area
- Daytime employment rapidly climbing with multiple medical facilities recently opened or under construction
- Approximately 19,000 population and \$99,791 Average HH Income within a 3 mile radius
- Perfect for a QSR with Drive-Thru

DEMOGRAPHICS:	1-Mile	3-Miles	5-Miles
2018 Est. Population	5,282	19,750	59,253
2018 Est. # Households	1,741	6,745	19,184
2018 Avg HH Income	\$ 111,108	\$ 99,791	\$ 102,783
2018 Est. # of Employees	6,998	10,332	16,171

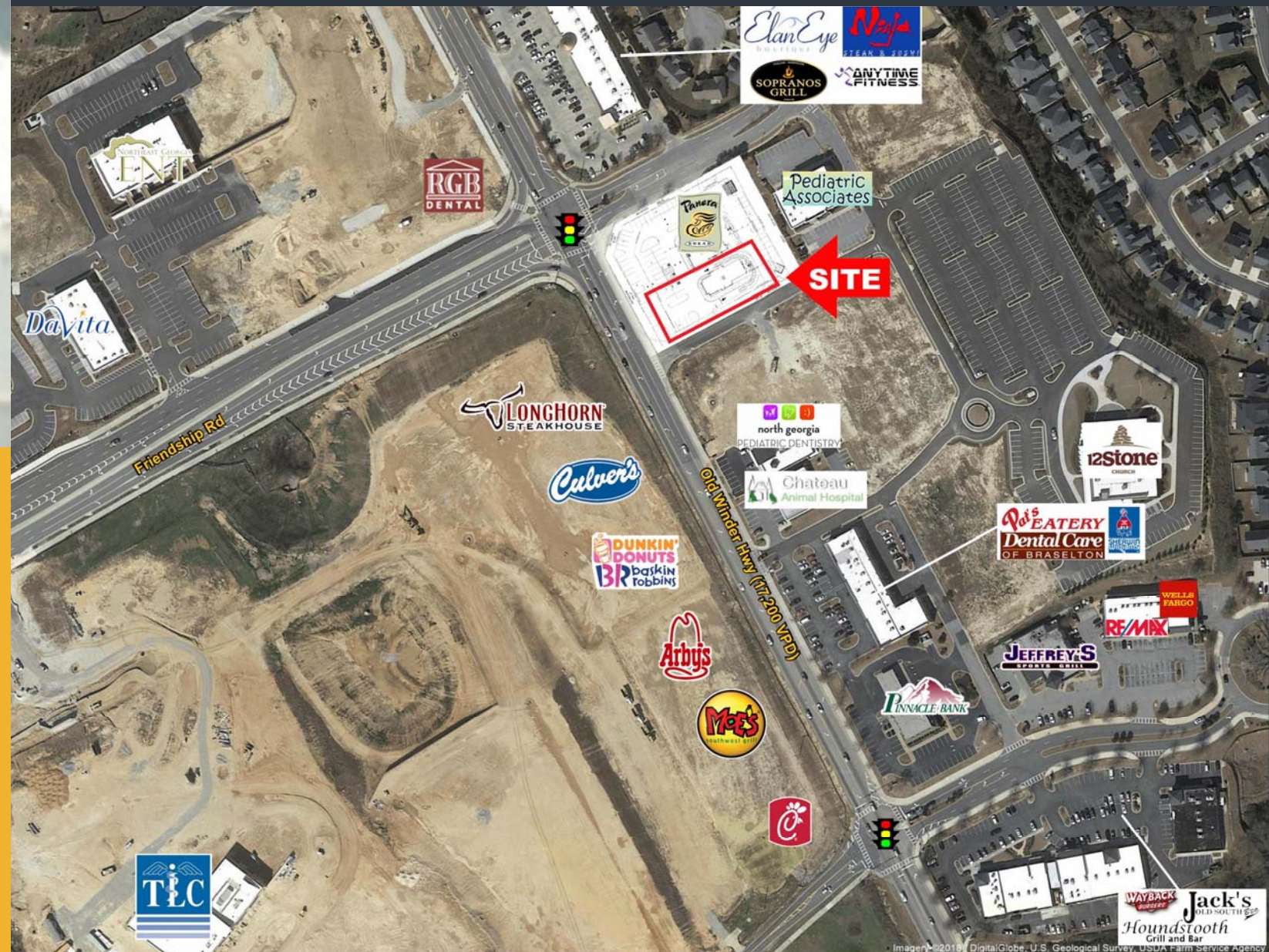
For More Information, Contact:

Taylor Dozier  
770-801-6505  
tdozier@trilogygroup.net



www.trilogygroup.net

# OLD WINDER HIGHWAY AND BAYBERRY DRIVE BRASELTON, GA

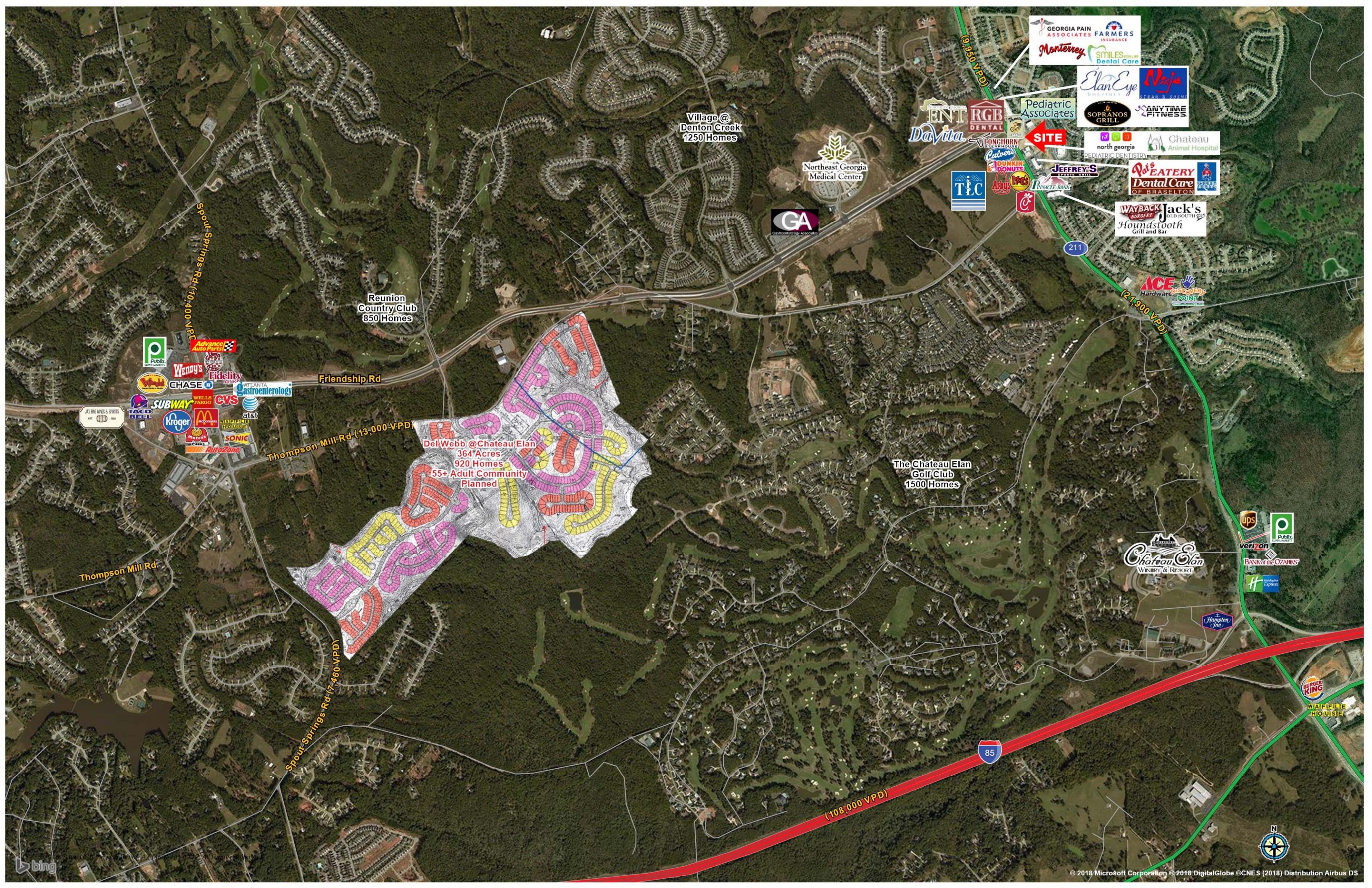


## .75 AC Available for Ground Lease or Build to Suit

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tdozier@trilogygroup.net





Village @ Denton Creek  
1250 Homes

Reunion Country Club  
850 Homes

DelWebb @Chateau Elan  
364 Acres  
920 Homes  
55+ Adult Community  
Planned

The Chateau Elan  
Golf Club  
1500 Homes

Pediatric Associates

**SITE**

Northeast Georgia Medical Center

GA Gastroenterology Associates

T&C

Longhorn

Dunkin' Donuts

Arby's

Chick-fil-A

Pinnacle Bank

Jeffrey's

Chateau Animal Hospital

Q's Eatery Dental Care of Braselton

Wayback Burgers Jack's Houndstooth Grill and Bar

ACE Hardware

Friendship Rd

Thompson Mill Rd (13,000 VPD)

Thompson Mill Rd

Spout Springs Rd (7,460 VPD)

Spout Springs Rd (10,400 VPD)

Spout Springs Rd (9,950 VPD)

Spout Springs Rd (21,900 VPD)

85

(108,000 VPD)

