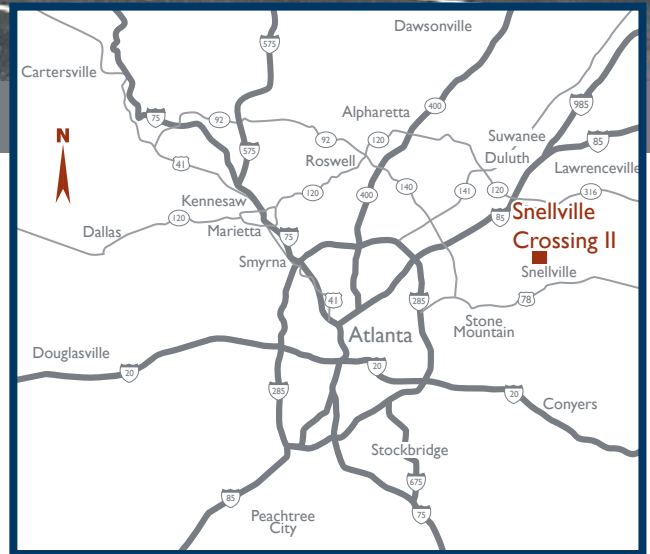


SNELLVILLE CROSSING II

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



PROPERTY DETAILS

- 8,250 SF retail center in Gwinnett County located in the heart of the busy retail corridor on Scenic Highway 124 in Snellville
- Area retailers include Best Buy, Fresh Market, Lowe's, Home Depot, Walmart
- Adjacent to the popular and growing new Snellville campus of 12 Stone Church
- Strong demographics with 66,168 people within a three mile radius with an average household income of \$94,917
- Excellent visibility and access to the high-traffic Scenic Hwy. 124, which has 42,000 VPD
- Easy ingress and egress, as well as ample parking

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SNELLVILLE CROSSING II

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



TRAFFIC COUNTS

Scenic Hwy 124 @
Janmar Road 42,000 VPD

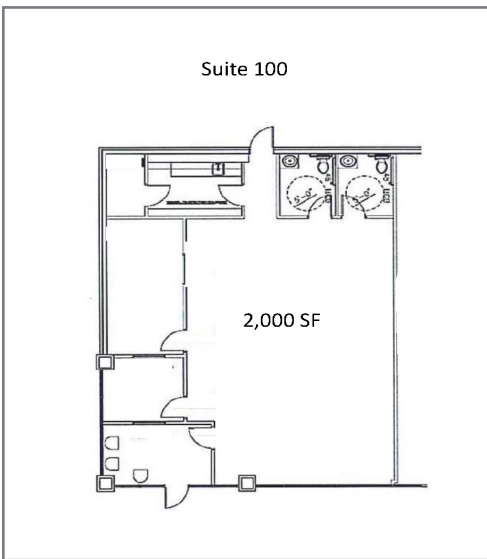
DEMOGRAPHICS - CoStar 2017

	1 mile	3 miles	5 miles
Population	5,377	66,168	183,323
Income	\$110,838	\$94,917	\$83,892

GPS COORDINATES

Lat. 33.8814752 Long. -84.0177709

SUITE	TENANT	SF
100	Available (see diagram below)	2,000
101	Masterpiece Mixers Paint and Party Studio	1,200
103-105	Navy Federal Credit Union	5,050
Total Square Feet		8,250



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