



THE GROVE

AT TOWNE CENTER



CASTO

MIDCITY
REAL ESTATE PARTNERS

Snellville is on the *Rise*



Arts and entertainment. Healthcare.
Job opportunities. Outdoor adventure.
It's all happening in the heart of Snellville, Georgia.

With new people and businesses moving into this popular Atlanta suburb every day, Snellville continues to grow. Strong median income, low cost of living, and amenities for people of all ages make Snellville the premiere place to live your best life.

Located only 25 miles from downtown Atlanta, Snellville offers the best of all worlds. Local living with big city opportunity- all in your own backyard.



Snellville at a Glance

97.10

Cost of living

One of the lowest
cost of living
communities of all
Atlanta suburbs

\$102,115

**Strong average
household
income**

5%

**Unemployment
rate**

Snellville is below
national average
unemployment
rate

85,000

**Daily traffic
count**

37.6

Median age

\$200,000

**Median home
value**

25

**Miles to
downtown
Atlanta**

15

**Natural and
manmade
parks**

Snellville Market



KEY DEMOGRAPHICS	
5-MILE RADIUS	
POPULATION	
Current Estimated Population	171,138
Projected Population (5 Years)	182,667
2010 Census Population	150,749
HOUSEHOLDS	
Current Estimated Households	55,185
Projected Households (5 Years)	58,071
2010 Census Households	49,806
INCOME	
Average Household Income	\$102,115
Household Income \$75,000+	51.2%
MEDIAN AGE	
	37.6
DAYTIME DEMOGRAPHICS	
Number of Businesses	4,936
Number of Employees	39,813
Total Daytime Population	84,433
CONSUMER EXPENDITURES	
Total Retail Expenditures	\$3.93 B
Per Household per Month	\$5,937

THE GROVE

AT TOWNE CENTER

Transforming downtown, The Grove at Towne Center will be a livable, walkable, business-friendly community. With retail, residential, office and mixed-use spaces, it will bring people of all ages into the heart of Snellville.

Including

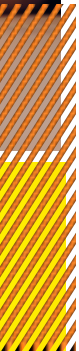
The Library: a new state-of-the-art Elizabeth H. Williams Branch Library with innovation workspace on second floor

The Mercantile: a place to shop, gather, network and take in all The Grove has to offer

The Venue: an upscale private event venue with a roof deck for all occasions

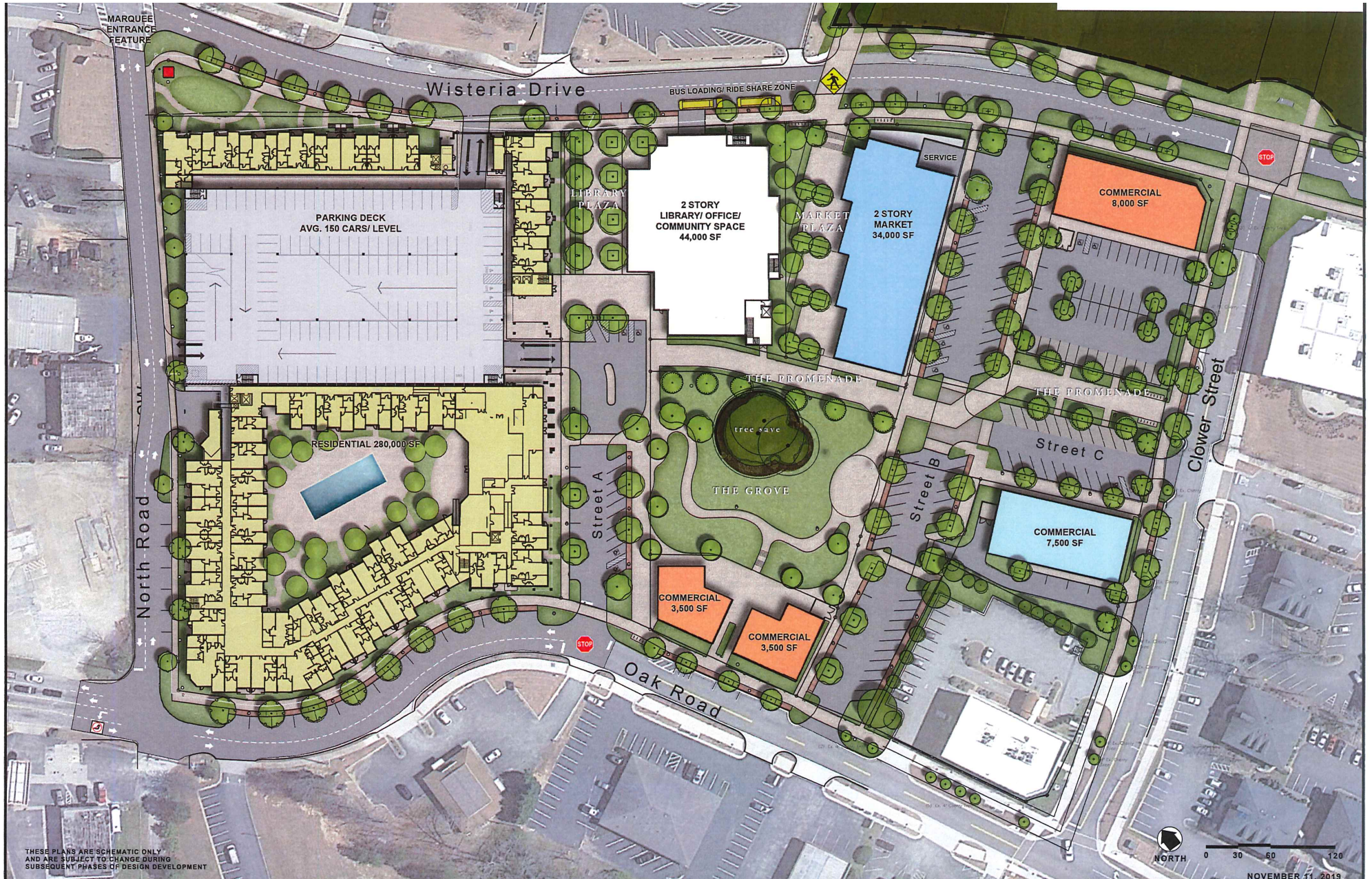
The Grove Apartments: modern, urban living that puts you at the center of it all

The Commons: a unique community gathering space to play, meet, and be entertained



THE GROVE AT TOWNE CENTER

SITE PLAN



THE GROVE AT TOWNE CENTER

THE GROVE APARTMENTS



Transitional style and design meets urban living at The Grove Apartments. With over 250 units, live your best life at The Grove and enjoy upscale amenities including:

- Hard-surface counters
- Farm sinks
- Designer flooring
- LED lights
- Smart units
- Clubhouse and Lounge
- State-of-the-art fitness center and cycle bar
- Pool with splash pad
- Outdoor grilling areas
- Brownstone units at street level
- 750+ car parking garage



THE GROVE AT TOWNE CENTER

THE MERCANTILE

The Mercantile: A place where commerce and community will meet, The Mercantile will offer a variety of opportunities including a brew pub, kiosks, and an upscale event space on the second floor (The Venue).

A place for people of all ages to connect, shop, and play, The Mercantile will offer something for everyone.



FOR MORE INFORMATION

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