

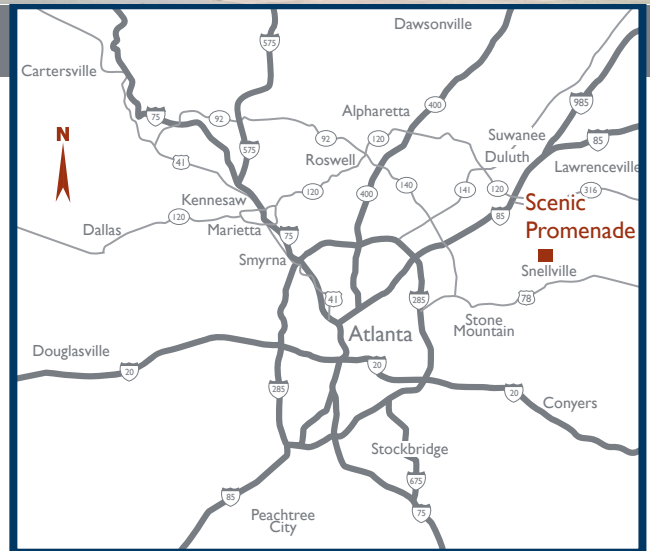
SCENIC PROMENADE

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
- 21,000 SF anchor position available complementing co-anchors Best Buy and Home Goods, with attractive exterior, patio area, high ceilings, and loading dock
- Excellent visibility and signage on Scenic Highway 124 with high traffic counts of 39,900 VPD
- Easy ingress and egress and a signalized entrance
- Affluent and densely-populated demographics
- Strong national tenants in the market area include Lowe's, Kroger, Walmart, Sam's Club, Home Depot, Publix, Bed Bath & Beyond, and TJ Maxx

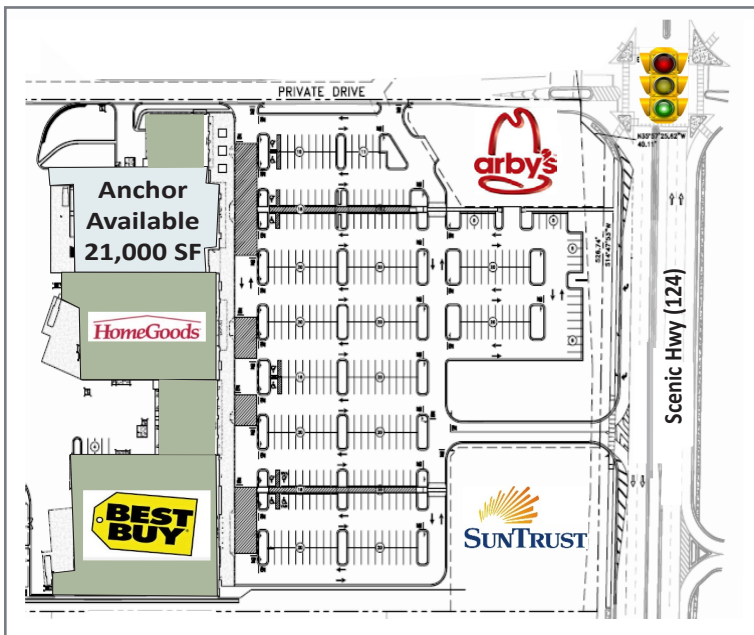


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Real Estate Services

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TRAFFIC COUNTS

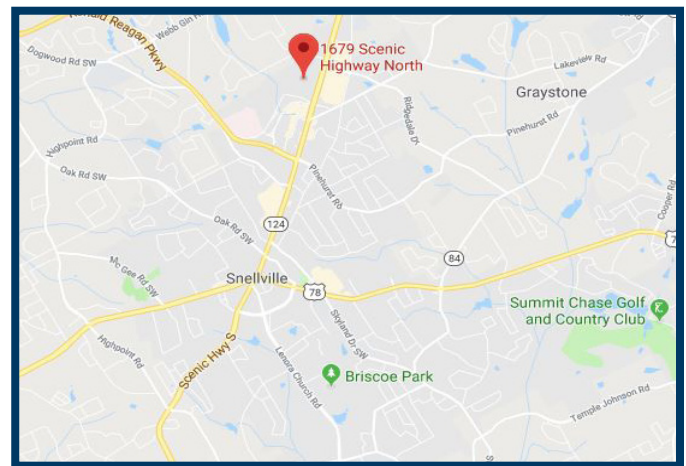
Scenic Hwy at Janmar Rd. 39,900 VPD
 Scenic Hwy at Ronald Reagan Pkwy. 55,400 VPD

DEMOGRAPHICS - CoStar 2019

	1 mile	3 miles	5 miles
Population	4,898	69,575	185,831
Income	\$124,879	\$99,674	\$88,175
Daytime Pop.	7,660	22,694	50,684
# Businesses	582	2,660	5,769

GPS COORDINATES

Lat. 33.8793841 Long. -84.0512097



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