

RESTAURANT BUILDING

2049 Scenic Highway, Snellville, GA 30078

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located just south of the intersection of Ronald Regan Pkwy & Scenic Hwy



EXCLUSIVE AGENT(S)

ALAN SHAW • alan.shaw@tscg.com • 770.955.2434
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PROPERTY HIGHLIGHTS

- Available: 6,650 SF
- PLEASE DO NOT DISTURB TENANT'S EMPLOYEES OR GUESTS
- Full service restaurant available on 1.8 acre parcel
- Easement with Snellville Pavilion and access to a traffic light
- Co-tenants include: Kohl's, Belk, Old Navy, Ashley Home Furniture & Ulta
- GA DOT Traffic Counts: Scenic Hwy-52,700 AADT

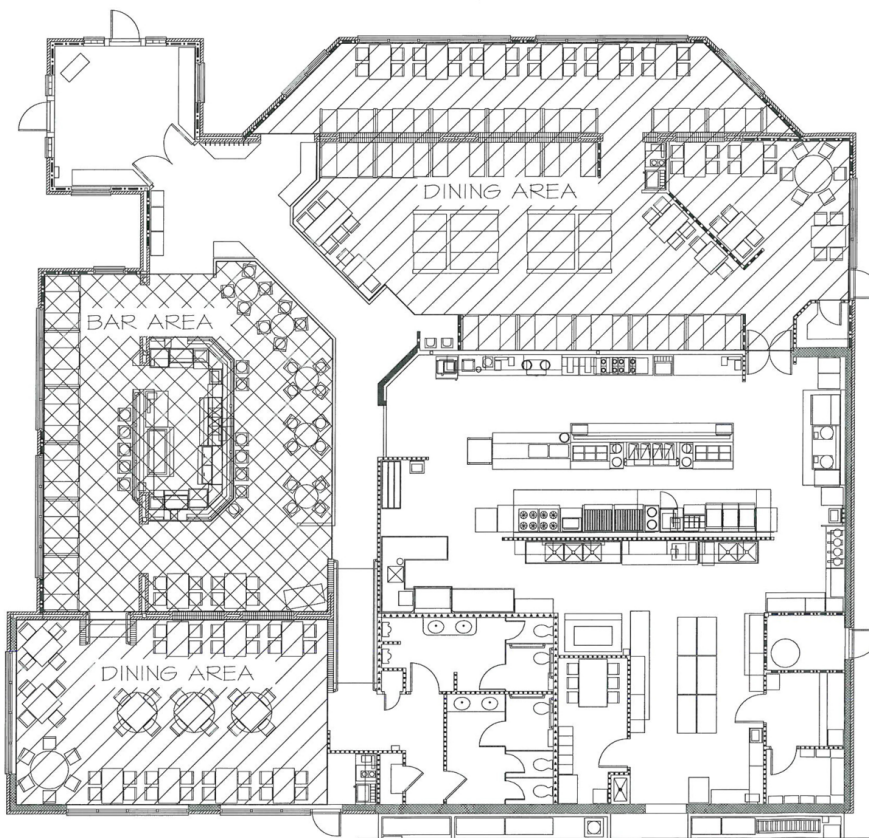
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	4,827	61,236	178,261
Average HH Income (\$)	\$107,073	\$102,313	\$95,968
Daytime Population	12,410	55,058	135,151

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SITE PLAN



BAR AREA	1060 SQ. FT
DINING AREAS	2257 SQ. FT
BUILDING AREA	6650 SQ. FT
BAR PERCENTAGE	16%

BUILDING CODE:
-1994 STANDARD BUILDING CODE

OCCUPANCY GROUP:
-SMALL ASSEMBLY

CONSTRUCTION TYPE:
-TYPE V
-UNPROTECTED, SPRINKLER
INFORMATION NOT KNOWN

TOTAL SEATING: 250

PROTOTYPE 2

SLAB ON GRADE

BAR JOIST WITH METAL DECK

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Snellville

Area Retail & Restaurants

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