




PRESIDENTIAL COMMONS

1630-1708 SCENIC HIGHWAY N, SNELLVILLE, GEORGIA 30078



- Located in the center of Snellville's retail corridor, one of the best retail markets in Atlanta
- Grocery anchor brings daily shoppers while excellent anchor lineup drives regional draw
- **ANCHORS** Home Depot, Kroger, Stein Mart, buybuy BABY, Jo-Ann, Petco, Five Below, Pier 1 Imports and Tuesday Morning
- **GLA** 376,071 SF
- **AVAILABLE** One 1,400 SF suite (20' X 70')
- **POTENTIAL AVAILABILITY** 9,375 SF suite

 POPULATION	 AVG HH INCOME	 TRAFFIC
181,780	\$ 84,809	42,000 VPD

*5 MILE RADIUS | SITES USA | GDOT



SITE PLAN



02	STEAK 'N SHAKE	3,690
03	ZOE'S KITCHEN	2,800
04	THE JOINT	1,063
4B	SUPERCUTS	1,063
05	THE CIGAR CONNOISSEUR	1,050
06	TROPICAL SMOOTHIE CAFE	1,750
07	PLATO'S CLOSET	4,200
08	JACKSON HEWITT TAX SERVICE	1,050
09	FEDEX OFFICE	4,987
10	JO-ANN	37,312
10A	FIVE BELOW	7,500
11	PETCO	15,750
12	DRESSBARN	9,375
13	PHENIX SALON SUITES	5,500
14	WILD BIRDS UNLIMITED	1,750
15	AVAILABLE	1,400
16	CHINA PANDA	1,300
17	QUEST DIAGNOSTICS	1,500
18	SPA STINNY MASSAGE	1,400
19	CITY NAIL & TAN	2,100
21	WEIGHT WATCHERS	1,380
22	KROGER	64,905
23	STEIN MART	34,000
24	BUYBUY BABY	28,790
25	HOME DEPOT	101,860
26	TUESDAY MORNING	12,500
27	CELL PHONE REPAIR	1,050
28	PIER 1 IMPORTS	9,046
29	DELTA COMMUNITY CREDIT UNION	3,757
30	PEARLE VISION	2,263
31	WNB FACTORY	1,330
32	LESLIE'S POOL SUPPLIES	2,800
34	CHIPOTLE	2,250
34	WELLS FARGO BANK	3,600

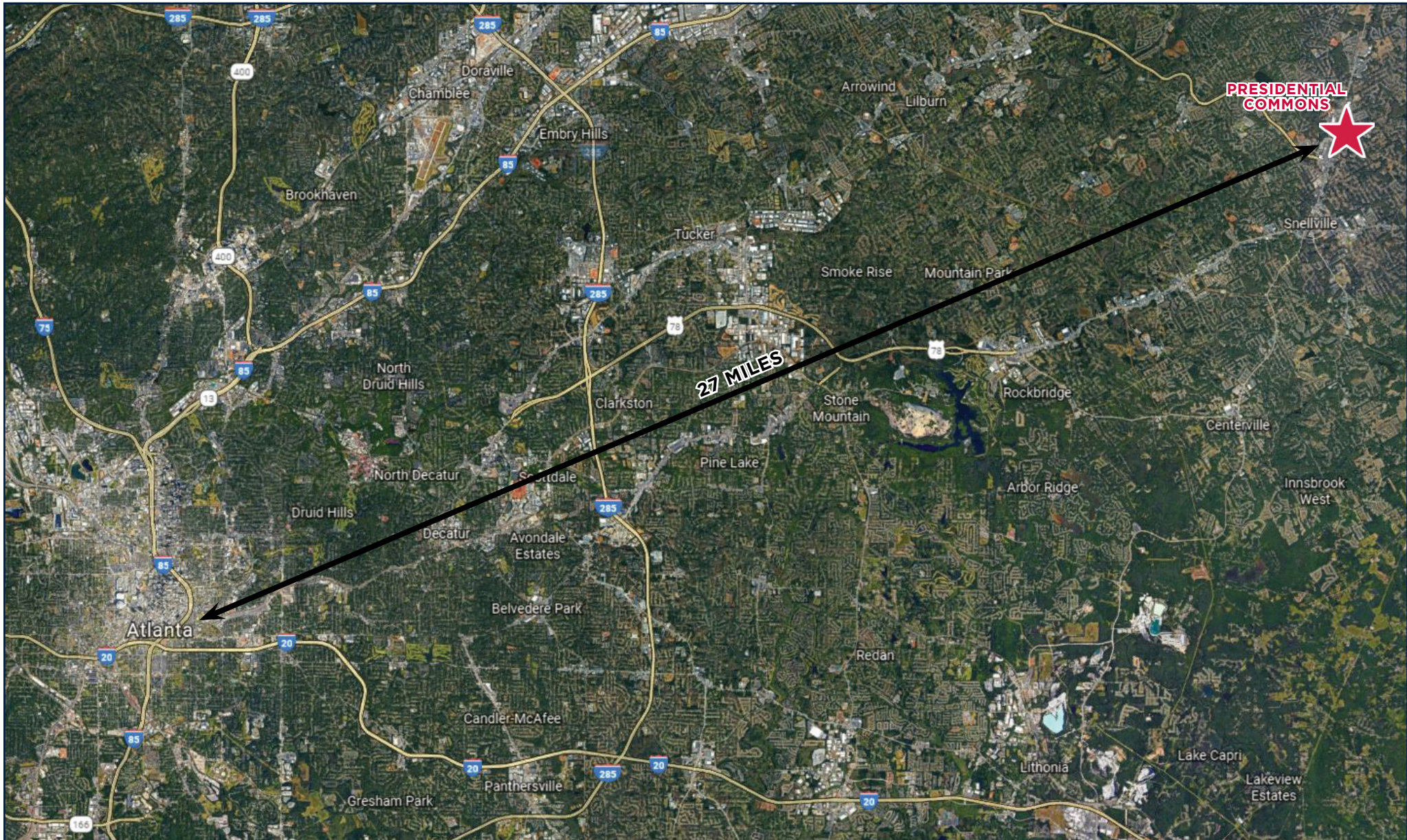


AERIAL FACING NORTH



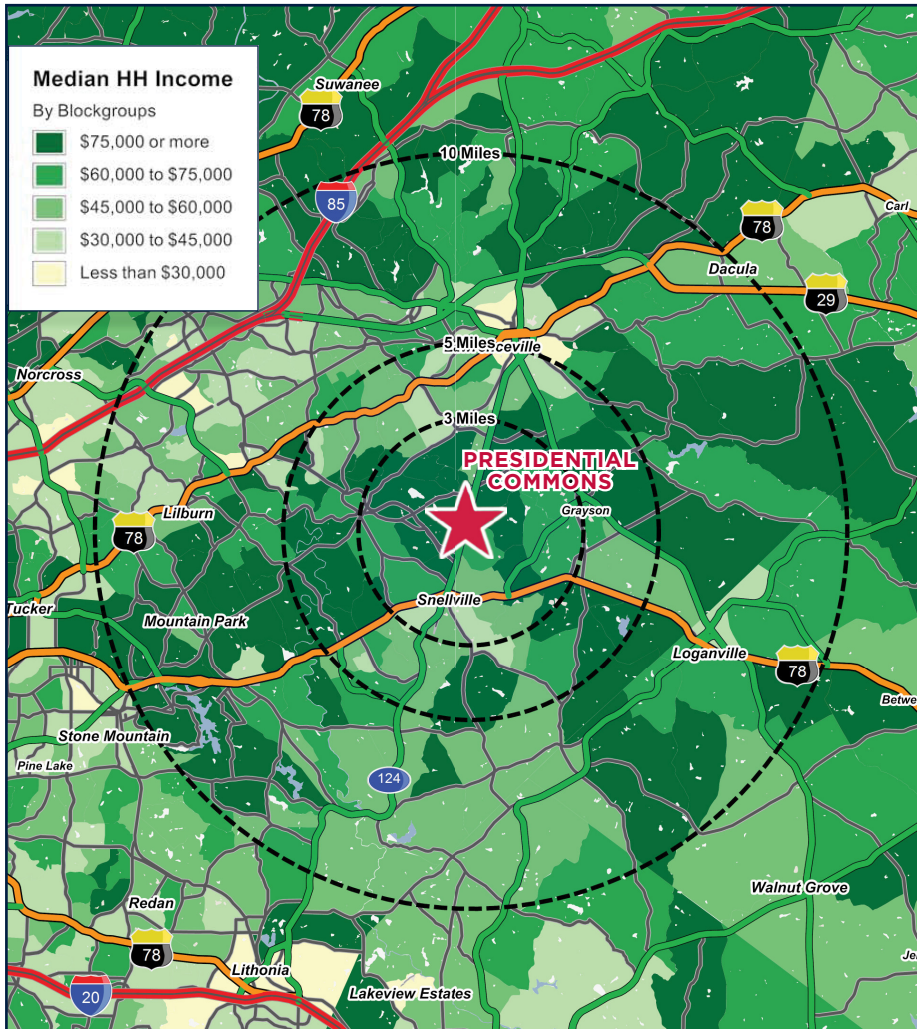


ATLANTA MARKET AERIAL



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Presidential Commons Snellville, GA		3 Miles	5 Miles	10 Miles
POPULATION	2016 Estimated Population	64,765	181,780	585,691
	2021 Projected Population	71,704	201,618	647,240
	2010 Census Population	59,013	164,313	527,449
	2000 Census Population	45,278	122,686	393,650
	Projected Annual Growth 2016 to 2021	2.1%	2.2%	2.1%
	Historical Annual Growth 2000 to 2016	2.7%	3.0%	3.0%
2016 Median Age	39.6	37.1	35.5	
HOUSEHOLDS	2016 Estimated Households	20,972	58,184	190,145
	2021 Projected Households	22,346	62,084	202,419
	2010 Census Households	19,708	54,239	175,728
	2000 Census Households	14,543	40,309	133,619
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2016	2.8%	2.8%	2.6%	
INCOME	2016 Estimated Average Household Income	\$96,282	\$84,809	\$78,103
	2016 Estimated Median Household Income	\$79,167	\$71,517	\$65,536
	2016 Estimated Per Capita Income	\$31,211	\$27,165	\$25,423
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.9%	5.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.3%	6.6%
	2016 Estimated High School Graduate	21.2%	23.4%	24.0%
	2016 Estimated Some College	20.9%	22.1%	21.6%
	2016 Estimated Associates Degree Only	10.3%	9.5%	9.2%
	2016 Estimated Bachelors Degree Only	27.4%	23.8%	22.3%
	2016 Estimated Graduate Degree	13.8%	12.0%	11.0%
BUSINESS	2016 Estimated Total Businesses	2,557	6,062	20,579
	2016 Estimated Total Employees	21,284	49,449	203,035
	2016 Estimated Employee Population per Business	8.3	8.2	9.9
	2016 Estimated Residential Population per Business	25.3	30.0	28.5