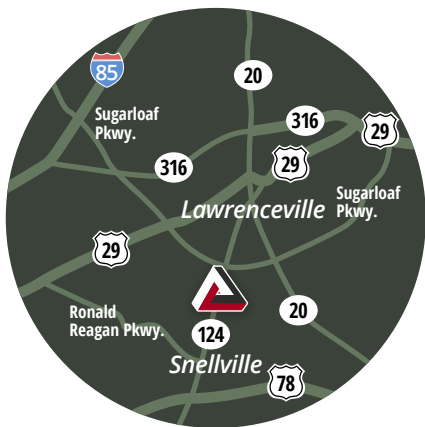




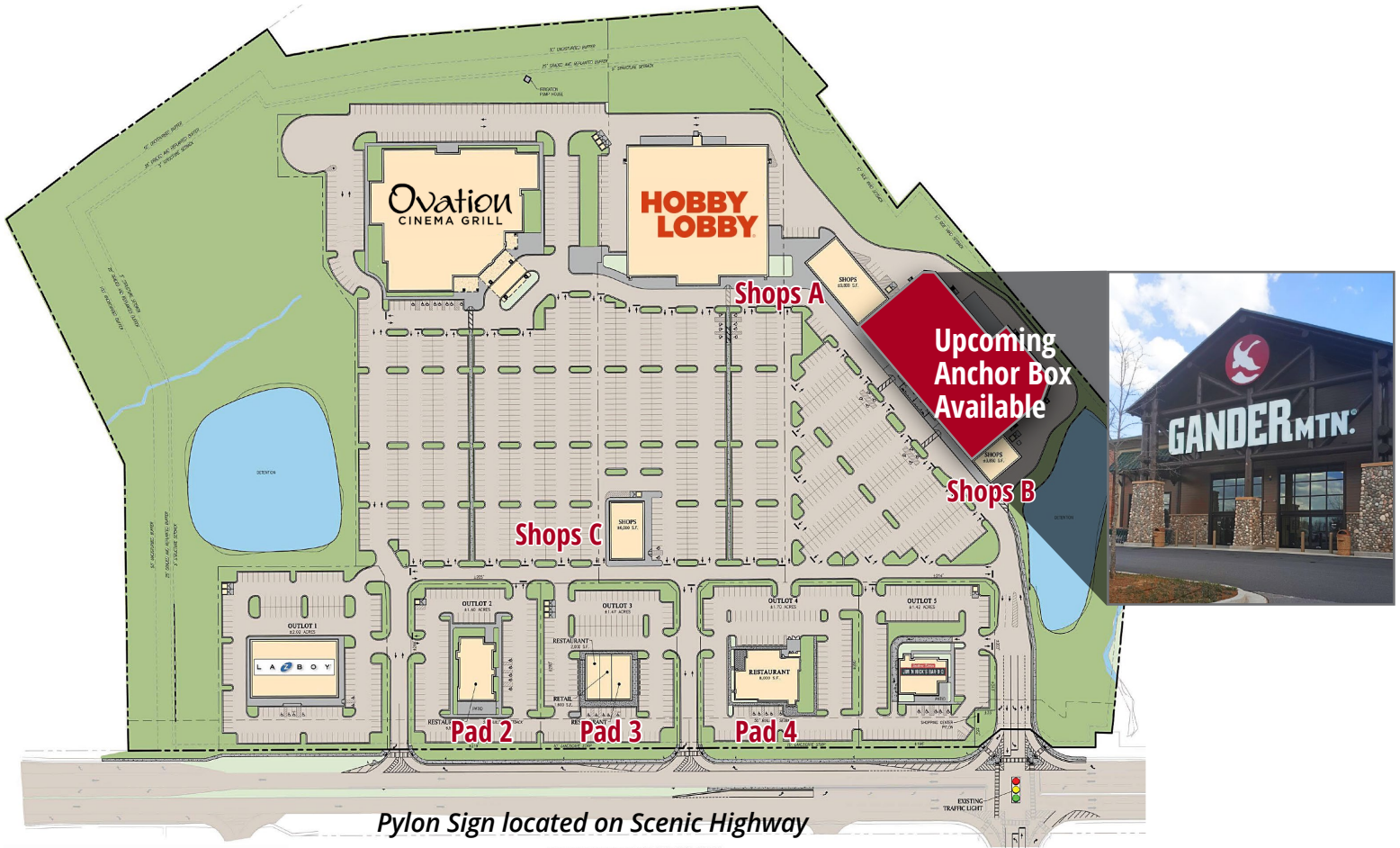
SNELLVILLE EXCHANGE - RETAIL AND RESTAURANT SPACE AVAILABLE



1200 Scenic Highway, Snellville, GA 30078

- ▲ Anchored by Carmike Ovation Theater and Hobby Lobby
- ▲ GLA of 223,233 square feet
- ▲ Ground Lease, Build-to-Suit and In-Line Shop Space opportunities available
- ▲ Snellville Exchange is located along Scenic Highway, the market's major retail corridor
- ▲ Snellville Exchange benefits from being situated adjacent to Webb Gin Shoppes, the region's premier lifestyle center
- ▲ Located approximately 20 miles Northeast of Downtown Atlanta in Gwinnett County which has experienced unprecedented growth and is considered one of the fastest growing counties in the United States
- ▲ Located in Atlanta's affluent Gwinnett County with more than 128,000 households and annual household incomes of over \$71,000
- ▲ Positioned near Emory Eastside Medical Center, one of the largest hospitals in the area with 310 beds and 1200 medical professionals
- ▲ The trade area draws shoppers from Snellville, Loganville, Grayson and Lawrenceville
- ▲ There were 42,000 jobs added in Gwinnett County from 2009-2015

2016 Demographics	1-Mile	3-Mile	5-Mile
Population	7,480	67,767	183,367
Households	2,377	22,397	60,252
Average HH Income	\$113,911	\$90,820	\$79,366
Daytime Population	5,185	20,974	67,487
Drivetime Population	5-Min	10-Min	15-Min
	26,484	26,484	316,900



LEASING INFORMATION

Tenant	Size
Carmike Ovation Theater	53,880 SF
Hobby Lobby	53,073 SF
Available Anchor Box	52,000 SF
La-Z-Boy	2.02 AC
Jim 'N Nicks BBQ	1.55 AC
Available Shops A	Up to 11,175 SF
Available Shops B	Up to 3,850 SF
Available Shops C	Up to 6,000 SF

Tenant	Size
Pad 2 - Available	1.42 AC
Pad 3 - A - Available	3,200 SF
Pad 3 - B - Allure Nails	4,000 SF
Pad 3 - C - Available	3,000+ SF
Pad 4 - Available	1.48 AC



OUTPARCEL PADS

Tenant	Size	Status
<i>Available Anchor Box</i>	52,000 SF	Upcoming
<i>Available Pad 2</i>	Up to 7,000 SF or 1.42 AC	BTS or Ground Lease
<i>Available Pad 3</i>	Up to 10,000 SF or 1.43 AC	BTS or Ground Lease
<i>Available Pad 4</i>	Up to 6,200 SF or 1.48 AC	BTS or Ground Lease

Pylon Sign located on Scenic Highway

ADDITIONAL PADS NEARBY

1143 Scenic Highway
Lawrenceville, GA 30045

Tenant	Size	Status
<i>Available Pad 1</i>	0.919 AC	BTS or Ground Lease

HIGHLIGHTS

- ▲ Easy Access - Main entrance along Scenic Highway
- ▲ Signal - Proposed traffic signal at main entrance on Scenic Highway
- ▲ Roadway Frontage - The property has frontage on Scenic Highway
- ▲ Visibility - The subject property has unmatched visibility along Scenic Highway
- ▲ Signage - The tenant's will have individual monument signs on each parcel
- ▲ Zoning - C2
- ▲ Delivery - Graded with Utilities and off site detention in place