

FOR LEASE MULTI-TENANT BUILDING

± 0.61 ACRES



PROPOSED NEW DEVELOPMENT
The Grove at Town Center
Click here for details.

SNELLVILLE OAK, LLC **SNELLVILLE, GA**

2180 Scenic Hwy N, Snellville, GA 30078



PRIME MULTI-TENANT BUILDING AVAILABLE

SNELLVILLE OAK, LLC

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Suite 190
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SNELLVILLE, GA OVERVIEW



Snellville is conveniently located in Gwinnett County, approximately 18 miles east of Atlanta and 45 miles west of Athens at the intersection of U.S. Highway 78 and Georgia Highway 124. Snellville has created a broad economic base by expanding its professional job market and cultural amenities through a new economic development strategy. The City has a long standing tradition of being a close knit community with a strong quality of life while creating a sustainable future.

GWINNETT COUNTY HIGHLIGHTS

Gwinnett County is a county in the north central portion of Georgia. With a population of $\pm 907,135$, it is the second-most populous county in Georgia. Its county seat is Lawrenceville. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwannee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It also host many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.



AREA HIGHLIGHTS

The City of Snellville is committed to supporting businesses in Snellville as they realize a new vision for the city. The Oak Road/ Scenic Hwy. Property is positioned near the center of Snellville and surround by many other national retailers. The property is strategically positioned between a Walmart anchored center, Sams Club and a life-style center, The Shoppes at Webb-Gin. Scenic Oak is located on the main north-south highway, Scenic Highway, **located between the intersections of Ronald Reagan Parkway and US 78.**

Scenic Highway is the main commercial corridor for the suburb and is lined with retailers (Presidential Markets, Snellville Crossing, Presidential Commons, etc.) to the north and south. **Snellville Oak sits in the middle of it all!** Businesses are thriving along the Scenic Highway commercial zone, which is the #1 retail node east of I-85 in Atlanta and one of the largest stretches of shopping in Gwinnett County. The immediate area also boasts a strong residential community with average household incomes of just over \$133,142 within a 1-mile radius of the property, making Snellville one of the strongest demographic areas in the Atlanta area. According to the U.S. Census, Snellville's population has risen approximately 30% in recent years. The area is supported with a vast amount of employment and residents. In Snellville, the Eastside Medical Center (0.2 miles) is a 310-bed, full-service, acute-care medical center with nearly 1,200 employees and 450 affiliated physicians. Additionally, many people live in the upscale suburb of Snellville for its easy commute to Atlanta for work and recreational activities. The Snellville Loop (Snellville East-West Connector) concept was developed as a loop road connecting US 78 west of Snellville with GA SR 124 (Scenic Highway) north of Snellville. SR 124 begins at an intersection with I-20/US 278/SR 12 in Lithonia, in DeKalb County. To the northeast, it crosses into Gwinnett County and, immediately, crosses over the Yellow River. Southwest of Snellville, it meets SR 264. In town, it intersects US 78/SR 10 and then, the Ronald Reagan Parkway. Scenic Square is located near the main intersection of Ronald Reagan Parkway and SR 124.

SURROUNDING RETAIL

THE SHOPPES

A T W E B B G I N



Eastside Medical Center



PROPERTY HIGHLIGHTS

»» **Superior Access** – The property is currently served two curb cuts, one on Scenic Highway as well as one on North Road.

» **Visibility** – The subject property is at road grade with unimpeded visibility from Scenic Highway.

» **Superior Location Within The Trade Area** – The subject site is located between all of the trade area's traffic generators such as Target, Super Wal-Mart, Kroger, Publix, Home Depot and Lowes.



AREA HIGHLIGHTS

» **High Population Density** – 30% Population Growth - There is an abundant population of 314,571 people located within a 7 mile radius.

» Popular, **Upscale Growing Suburb of Atlanta:** Average Household Incomes Above \$133,142 (1-Mile Radius)

» **High Traffic Counts** of 40,600 VPD & High Visibility: Convenient Location Near Main Intersection (0.2 Miles) of Ronald Reagan Parkway & Scenic Highway (SR 124)

» **Desirable Triple Net Center** Strategically Positioned in Main Retail Corridor: Surrounded by National Retailers (Between Sam's Club & Wal-Mart and The Shoppes at Webb Gin)

» **Major Surrounding Area Employers,** Vast Amount of Employments in the Region and Third Largest Concentration of Fortune 500 Companies

» **Employment Centers** - Eastside Medical Center is directly across the street. Eastside has 310 beds and employs approximately 1,200 employees.

» **Dominant Retail Corridor:** Situated within #1 retail node east of I-85 in Atlanta which encompasses more than 5.4 MSF of retail space. The surrounding area includes the Shoppes at Webb Gin, a 333,795-square-foot lifestyle center immediately adjacent to the site.

» **New Grove Development in Snellville.**



THE GROVE

AT TOWNE CENTER



The City of Snellville will be commencing construction this fall on The Grove, which is directly adjacent to the property on the other side of North Road.

Plans call for an 18-acre development with a 2-story building with up to 34,000 square feet of commercial/retail/office/restaurant and event space, 86,200 square feet of commercial/retail/office and restaurant space, 429 multifamily units and a public library.

[Click here for more information.](#)





PROPERTY SUMMARY



LAND AREA
± .61 Acres



| | |
|--|-------------------|
| 124 Scenic Hwy. - Hwy 124 | 52,400 VPD |
| Oak Road | 7,900 VPD |
| Scenic Hwy between Oak Road & US 78  | 43,200 VPD |
| At the Intersection of Scenic Hwy 124 & US 78  | 44,800 VPD |



RETAIL CENTER OF GRAVITY
Over 2 Million Shoppers Per Year



LOCATED NEAR RESIDENTIAL & SCHOOLS



MAJOR STREET WITH TRAFFIC FLOW



PRIME RETAIL DESTINATION



LARGE POPULATION DRAW FROM LAWRENCEVILLE & SNELLVILLE



LOCATED NEAR EMPLOYMENT OPPORTUNITIES



GREAT VISIBILITY AND ACCESS
Multiple Access points from North Road or Scenic Hwy.



SIGNALIZED INTERSECTION

DEMOGRAPHIC PROFILE

POPULATION

| | 1 MILES | 3 MILES | 5 MILES |
|-------------------------------------|------------|--------------|--------------|
| 2020 Estimated Population | 5,775 | 68,751 | 188,559 |
| 2025 Projected Population | 5,999 | 71,851 | 197,935 |
| Projected Annual Growth (2020-2025) | 224 - 0.8% | 3,100 - 0.9% | 9,376 - 1.0% |

HOUSHOLDS

| | | | |
|---------------------------|-------|--------|--------|
| 2020 Estimated Households | 1,944 | 22,233 | 60,559 |
| 2025 Projected Households | 2,016 | 23,190 | 63,461 |

HOUSEHOLD INCOME

| | | | |
|---|-----------|-----------|-----------|
| 2020 Estimated Average Household Income | \$133,142 | \$119,573 | \$103,292 |
|---|-----------|-----------|-----------|

BUSINESS

| | | | |
|---------------------------------|-------|--------|--------|
| 2020 Estimated Total Businesses | 291 | 2,518 | 6,512 |
| 2020 Estimated Total Employees | 3,718 | 21,306 | 56,371 |

MAJOR EMPLOYERS IN SNELLVILLE, GA

| | |
|--------------------------------------|--------|
| Gwinnett County Public School System | 20,421 |
| Gwinnett County Government | 4,817 |
| Gwinnett County Healthcare System | 2,908 |
| Publix | 2,700 |
| Wal-Mart | 2,215 |
| State of Georgia | 2,084 |
| Kroger | 1,917 |
| United States Postal Service | 1,582 |
| Cisco1 | 1,530 |
| Fiserv2 | 1,444 |



\$119,573

AVERAGE HH INCOME
3 Mile Radius



68,751

POPULATION
3 Mile Radius



22,233

HOUSEHOLDS
3 Mile Radius



1.6%

UNEMPLOYMENT RATE
3 Mile Radius

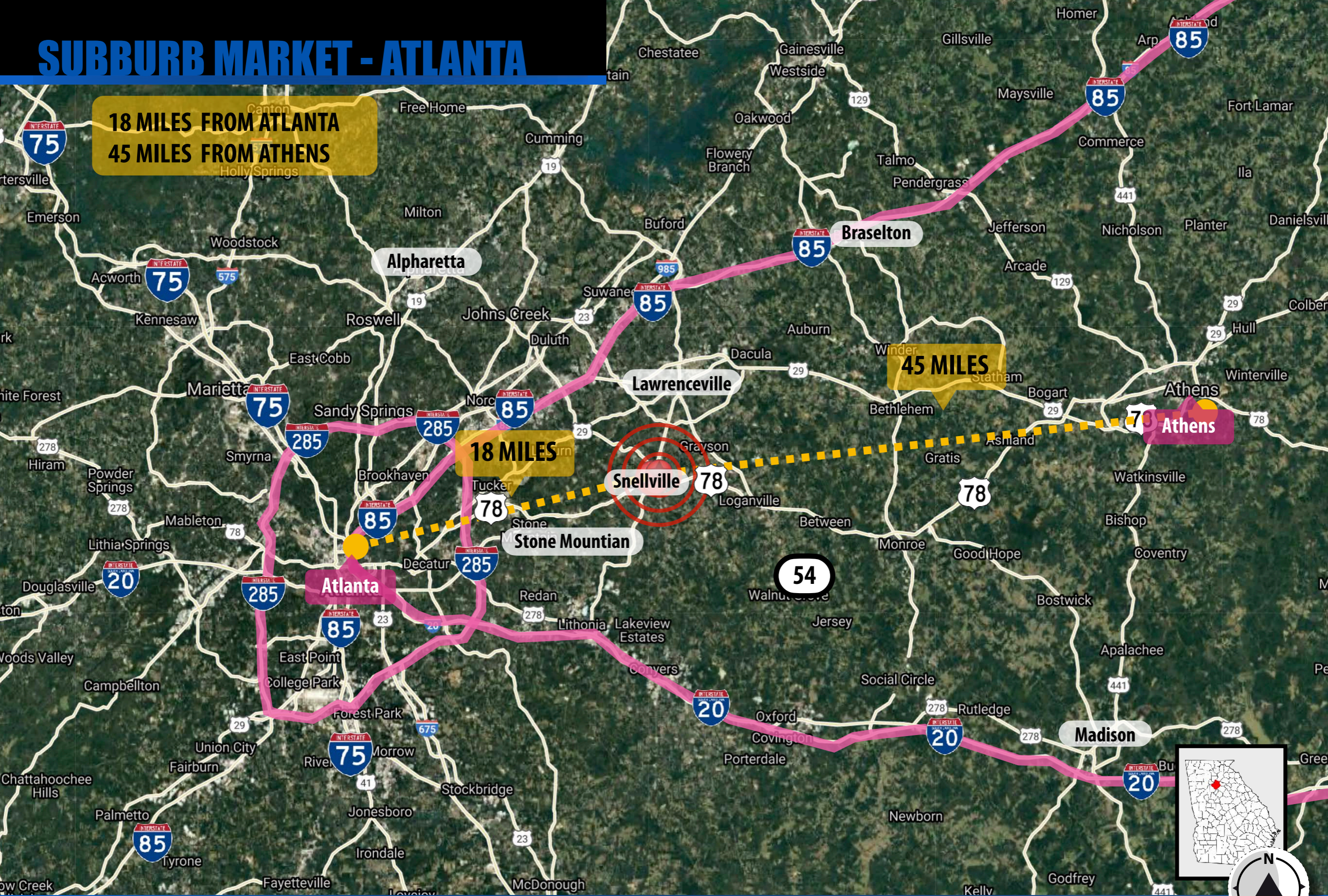


146,556

LABOR FORCE
EDPA.org
5 Mile Radius

SUBBURB MARKET - ATLANTA

18 MILES FROM ATLANTA
45 MILES FROM ATHENS



SNELLVILLE OAK, LLC

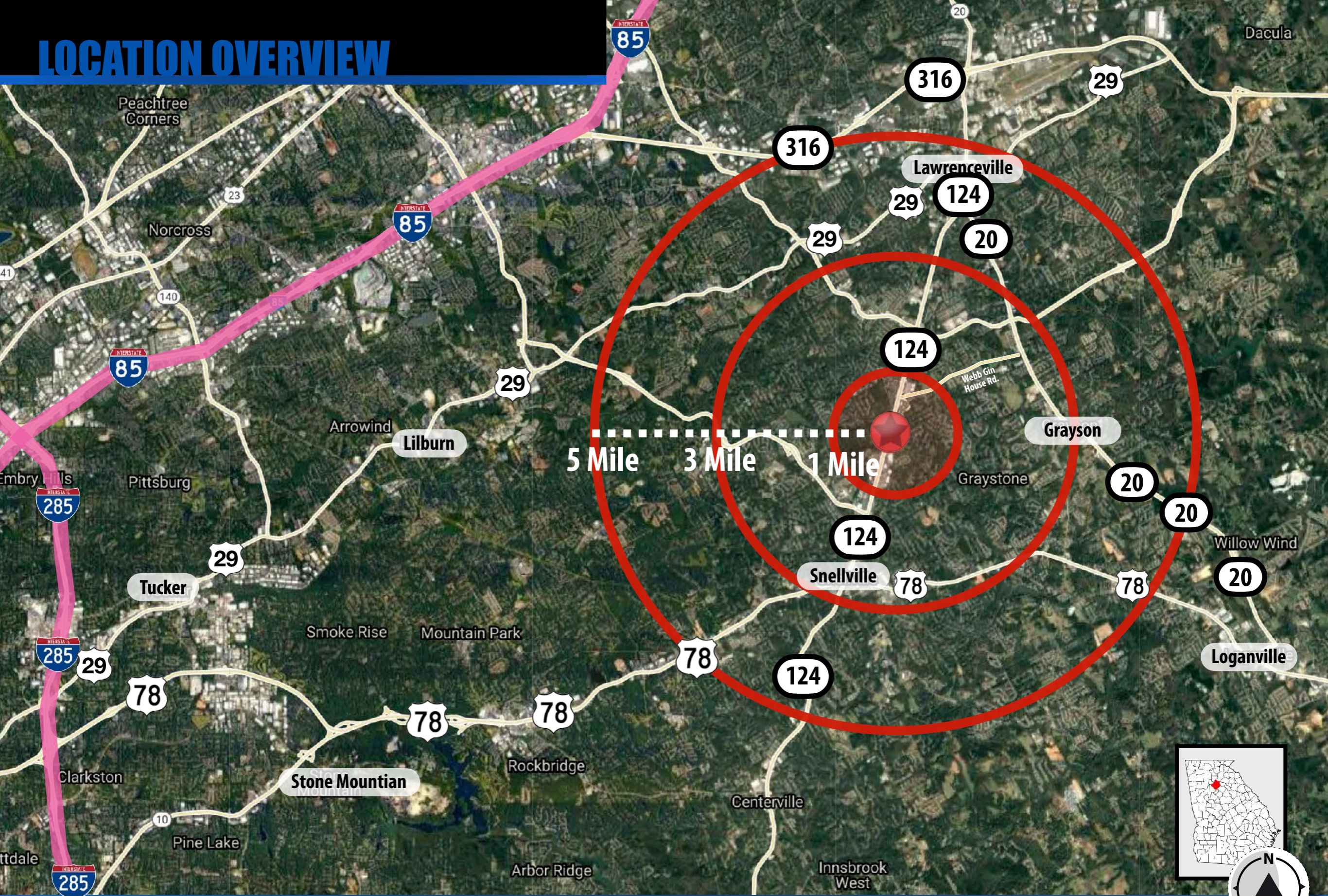
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LOCATION OVERVIEW



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SURROUNDING MARKET

Lawrenceville ↑

124 SCENIC HWY (HWY-124)

THE SHOPPES AT WEBB OIN

RESIDENTIAL



EASTSIDE MEDICAL CENTER
310 beds
1,200 employees



RESIDENTIAL

RESIDENTIAL

SCENIC HWY HWY 124
52,400 VPD



RESIDENTIAL

RESIDENTIAL

OAK ROAD

OAK ROAD

OAK ROAD
7,900 VPD



Denny's



NOW OPEN!

RaceTrac



OAK ROAD

NOW OPEN! Wendy's

124 SCENIC HWY (HWY 124)

Snellville →



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P. 11

SURROUNDING MARKET



SITE AERIAL

Lawrenceville

RESIDENTIAL

BIG LOTS! **OLD NAVY** **rue21**
Ashley HOMESTORE **ULTA BEAUTY**
MATTRESSFIRM **Sprint**

124 SCENIC HWY (HWY 124)

SCENIC HWY HWY 124
52,400 VPD

Great Expressions
Dental Centers
O'Kelley & Sorohan,
Attorneys at Law, LLC

PROPOSED NEW DEVELOPMENT
The Grove at Town Center
Click here for details.

OAK ROAD
7,900 VPD

KOHL'S

Hair Envy Atlanta
A-1 Kutz

Oak Road Dentistry

cricket
wireless

Pizza Hut

Denny's

United
Community Bank

FASTSIGNS
Sign & Graphic Solutions Made Simple

TOMMY'S EXPRESS
CAR WASH

NOW OPEN!

US 78 **78**

OAK ROAD

RaceTrac



Shell

124 SCENIC HWY (HWY 124)

Wendy's
NOW OPEN!

TRUIST

Snellville

SITE AERIAL

PROPOSED NEW DEVELOPMENT
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[Click here for details.](#)

← **Lawrenceville**

Tim Stewart Funeral Home

Great Expressions Dental Centers
 O'Kelley & Sorohan, Attorneys at Law, LLC

US 78 →



TOMMY'S EXPRESS CAR WASH NOW OPEN!

FASTSIGNS
 Sign & Graphic Solutions Made Simple.



United Community Bank

124 SCENIC HWY (HWY 124)

RaceTrac

Denny's

OAK ROAD

OAK ROAD 7,900 VPD

124 SCENIC HWY (HWY 124)

Hair Envy Atlanta A-1 Kutz

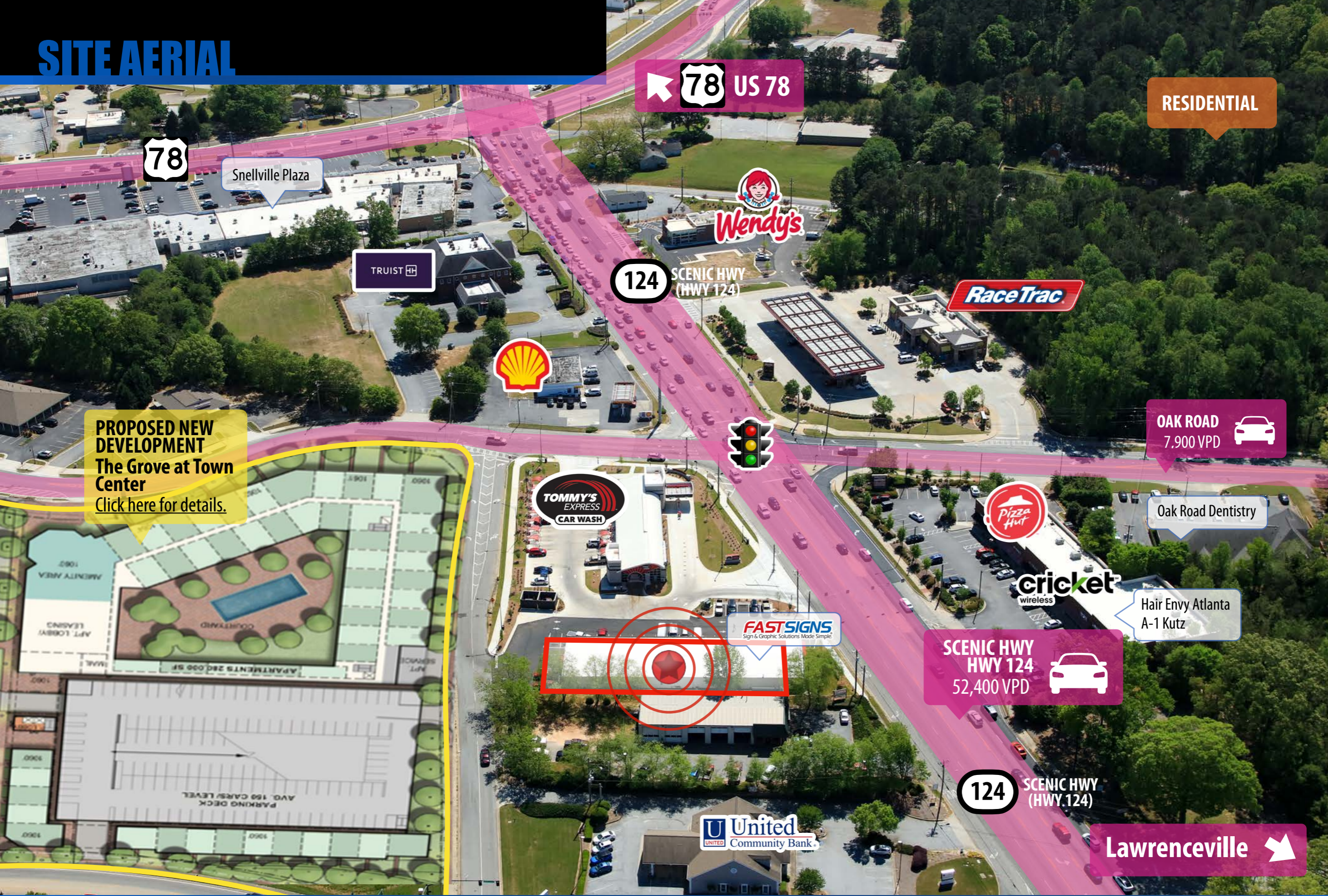


cricket wireless

Oak Road Dentistry

SCENIC HWY HWY 124 52,400 VPD

SITE AERIAL



78

Snellville Plaza

TRUIST

124 SCENIC HWY (HWY 124)

78 US 78

RESIDENTIAL



OAK ROAD 7,900 VPD

PROPOSED NEW DEVELOPMENT
The Grove at Town Center
[Click here for details.](#)



Oak Road Dentistry



Hair Envy Atlanta A-1 Kutz



SCENIC HWY HWY 124 52,400 VPD



124 SCENIC HWY (HWY 124)



Lawrenceville

PROPERTY PLAN



United
Community Bank

FASTSIGNS
Sign & Graphic Solutions Made Simple.

ABLE TINT

SNELLVILLE UPHOLSTERY

PROPOSED NEW DEVELOPMENT
The Grove at Town Center
Click here for details.

**Right In/
Right Out**

**SCENIC HWY
(HWY 124)**
124

**1,250 SF
Available**

**Left Turn
Lane**

**SCENIC HWY
HWY 124**
52,400 VPD

**TOMMY'S
EXPRESS
CAR WASH**
NOW OPEN!

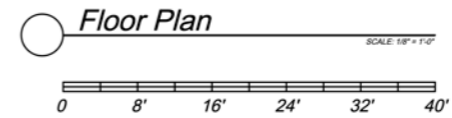
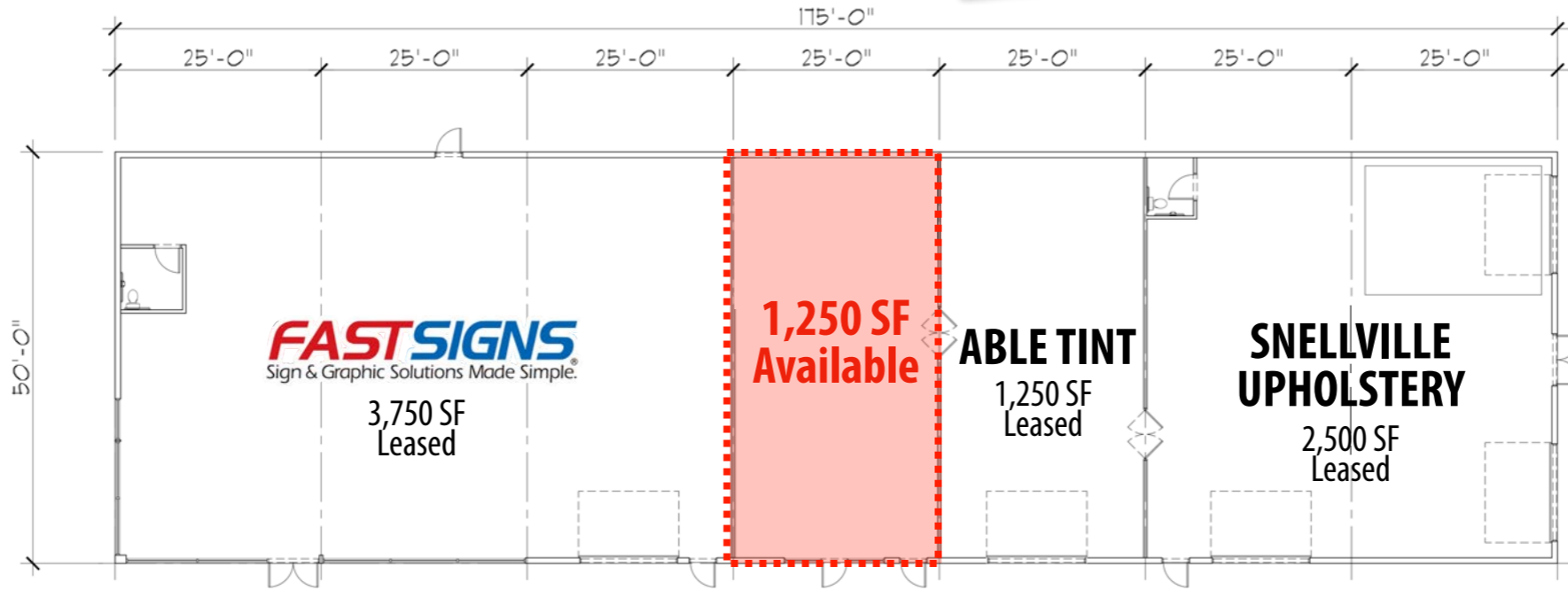
PROPERTY PLAN



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 & ASSOCIATES

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mk date issue

Nov. 22, 2019

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