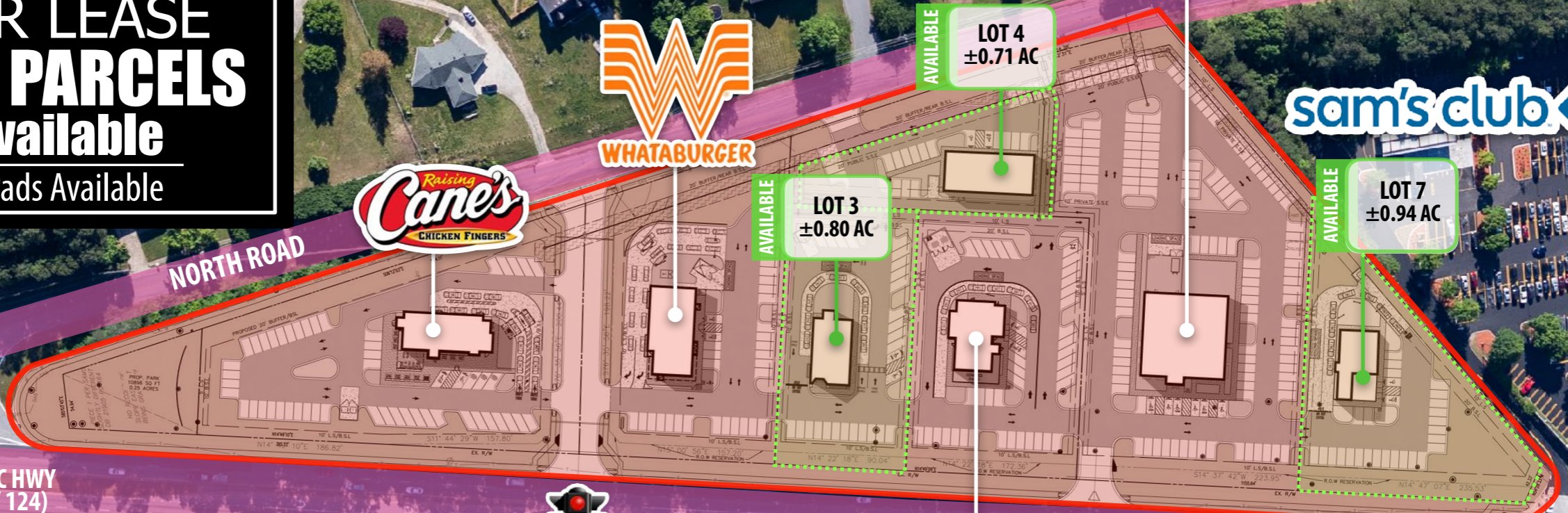


JOIN:



FOR LEASE
OUT PARCELS
Available
3 Pads Available



124 SCENIC HWY (HWY 124)

SCENIC HWY HWY 124
40,600 VPD

NEW TRAFFIC LIGHT

124 SCENIC HWY (HWY 124)



CLICK HERE TO VIEW DRONE VIDEO



SNELLVILLE, GA
1498 GA-124 Snellville, GA 30078



PRIME
OUT PARCELS
AVAILABLE



1505 Lakes Parkway,
Suite 190
Lawrenceville, GA 30043

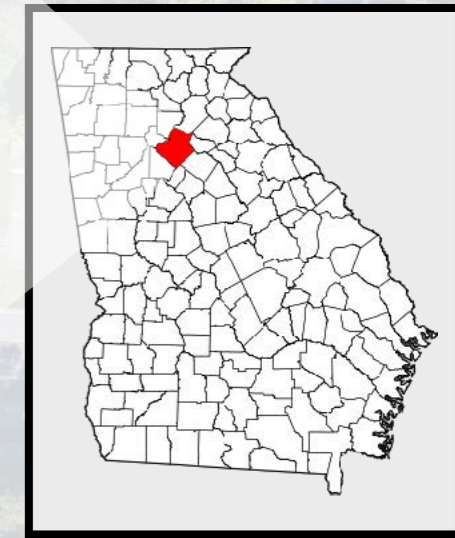
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GWINNETT COUNTY & Snellville HIGHLIGHTS

Gwinnett County is a county in the north central portion of Georgia. With a population of ± 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 hosts 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.



Snellville HIGHLIGHTS

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.



PROPERTY HIGHLIGHTS

- » **Superior Access** – The property has two(2) curb cuts on Scenic Highway as well as two(2) curb cuts on North Road.
- » **Traffic Signal** – The property will be served by a main entrance signalized intersection on Scenic Highway.
- » **Roadway Frontage** – The property has approximately 1,500 feet of frontage along **Scenic Highway with 40,600 VPD.**
- » **Visibility** – All of the outparcel sites within the development are at road grade with unimpeded visibility from Scenic Highway .
- » **Superior Location Within The Trade Area** – Scenic Pointe is located in the heart of Scenic Hwy shopping district in Snellville, Ga. Scenic Pointe will draw from the trade area’s generators such as Target, Super Wal-Mart, Sam’s Club, The Shoppes at Webb Gin, Kroger, Publix, Home Depot, Lowes and other major retailers.



JOIN:



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.

PROPERTY SUMMARY



LAND AREA
9± Acres

124 Scenic Hwy. - Hwy 124 **40,600 VPD**

SURROUNDING RETAIL



RETAIL CENTER OF GRAVITY
Over 2 Million Shoppers Per Year

**At the Intersection of
Ronald Reagan Parkway & Hwy 124** **25,600 VPD**



PRIME RETAIL DESTINATION

**At the Intersection of
Sugarloaf Parkway & Hwy 124** **38,400 VPD**



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

The City of Snellville is committed to supporting businesses in Snellville as they realize a new vision for the city. The Scenic Pointe Property is positioned in the main retail corridor surrounded by many other national retailers. The property is strategically positioned between Walmart anchored center, Sams Club and is also just south of a life-style center, The Shoppes at Webb-Gin. Scenic Pointe is located on the main north-south highway, Scenic Highway, **located between the intersections of Ronald Reagan Parkway and Sugarloaf Parkway**, which both have high traffic counts. 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. **The Scenic Pointe Property 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.

THE SHOPPES AT WEBB GIN



Eastside Medical Center



**LOCATED NEAR
RESIDENTIAL & SCHOOLS**



**LARGE POPULATION DRAW
FROM LAWRENCEVILLE &
SNELLVILLE**



**SIGNALIZED
INTERSECTION**



**MAJOR STREET WITH
TRAFFIC FLOW**



**LOCATED NEAR EMPLOYMENT
OPPORTUNITIES**

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
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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



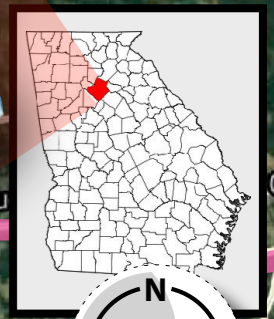
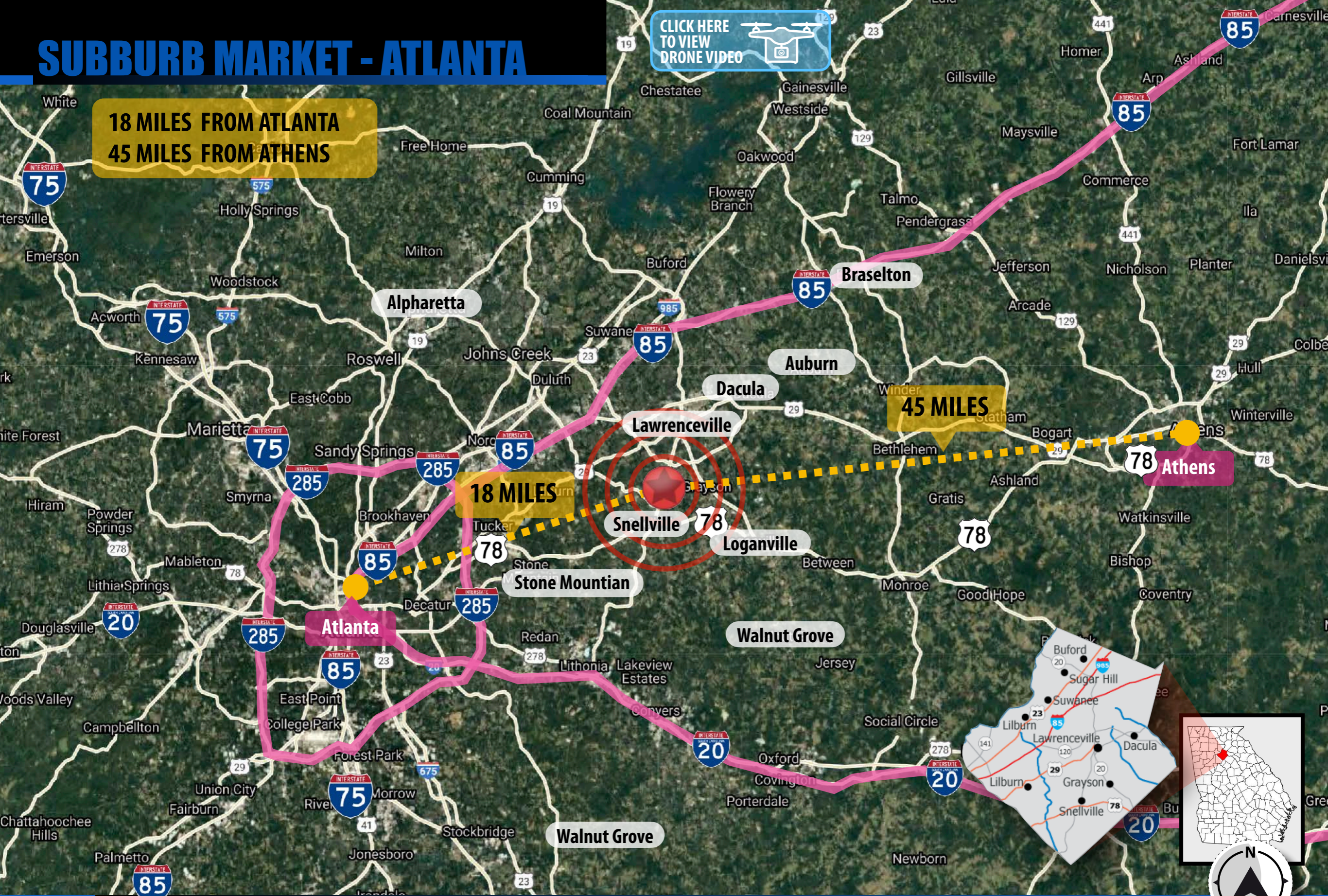
146,556

LABOR FORCE
EDPA.org
5 Mile Radius

SUBBURB MARKET - ATLANTA

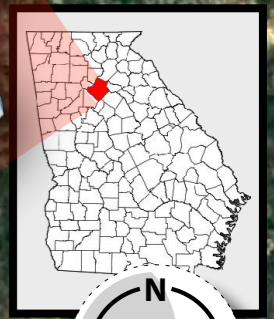
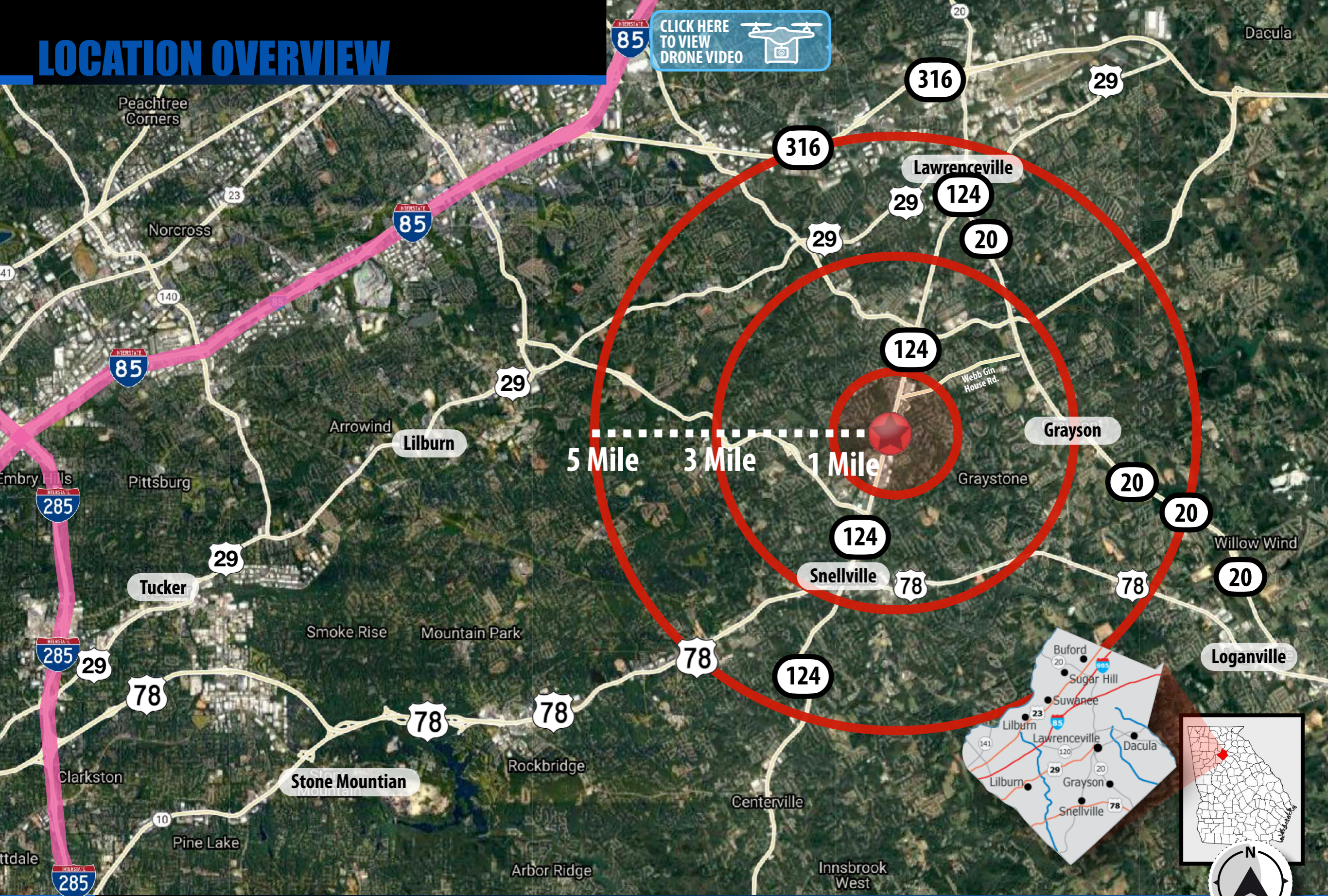
CLICK HERE TO VIEW DRONE VIDEO 

18 MILES FROM ATLANTA
45 MILES FROM ATHENS



LOCATION OVERVIEW

CLICK HERE TO VIEW DRONE VIDEO 



SURROUNDING MARKET

JOIN:  **City BARBEQUE**  **MILLER'S ALE HOUSE** 

CLICK HERE TO VIEW DRONE VIDEO 



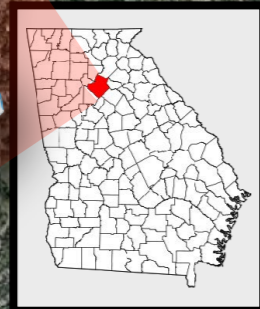
A collage of logos for various businesses including Olive Garden, Chick-fil-A, Lowe's, Steak 'n Shake, Chipotle, Zoë's Kitchen, NTB, Joann, Petco, Subway, Home Depot, Wells Fargo, Academy Sports + Outdoors, Walmart, SunTrust, Supercuts, Five Below, Kroger, Pier 1 Imports, Mavis Discount Tire, Pandora, Bath & Body Works, Stein Mart, Ross Dress for Less, Tuesday Morning, Best Buy, Zaxby's, Freddy's, HomeGoods, Tropical Cafe, Sport Clips, Arby's, Outback Steakhouse, Hampton, Office Depot, OfficeMax, Buy Buy Baby, and European Wax Center.



A collage of logos for various businesses including White House Black Market, Chico's, J.P.S.A. Bank, Bonefish Grill, Men's Wearhouse, The Children's Place, New York & Company, Carter's, Pure Barre, Loft, Discount Tire, Fifth Third Bank, AMC, American Eagle, Hobby Lobby, Victoria's Secret, Chevron, Starbucks, Red Robin, Little Caesars, Longhorn Steakhouse, DSW, Waffle House, IHOP, Justice, Claire's, Your Pie, Sprouts, Calver's, Orange Theory Fitness, H&M, LA Z BOY, Sleep Number, Crunch, Rack Room Shoes, Mavis Discount Tire, and Kirkland's.



A collage of logos for various businesses including Little Caesars, Wells Fargo, SunTrust, Kroger, Kentucky Fried Chicken, McDonald's, Taco Bell, Subway, Zaxby's, Goodyear, Marco's Pizza, GNC, Brooster's, Bank OZK, Shane's, Great Clips, AutoZone, Walgreens, Burger King, Mobil, Dunkin', Jiffy Lube, and Renasant Bank.



124

SITE



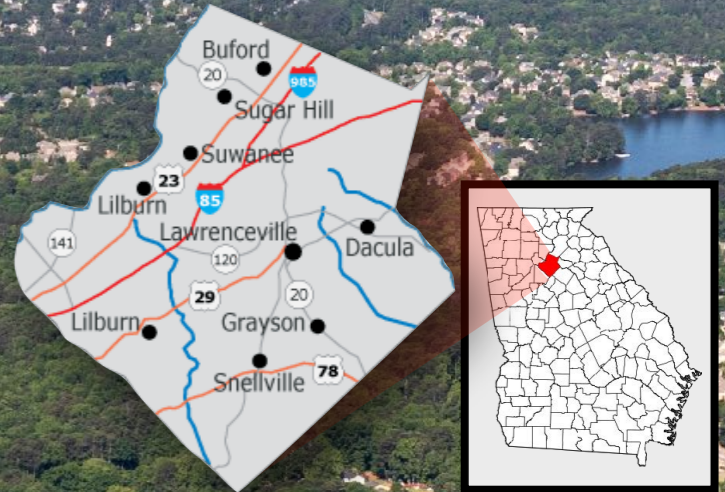
A collage of logos for various businesses including Michaels, CVS Pharmacy, Verizon, Chase, CAIO, Walgreens, Regions, McDonald's, Bed Bath & Beyond, LA Fitness, Del Taco, Lane Bryant, Publix, Popeyes, Panda Express, Checkers, Starbucks, Firehouse Subs, Me's, Target, Great Clips, Applebee's, Party City, AMC, InTown Suites, Shoe Carnival, Goodwill, Marshalls, TJ Maxx, Planet Smoothie, Planet Fitness, T-Mobile, QT, QuikTrip, Planet Smoothie, Dollar Tree, Texas, Hallmark, Original, Message Envy, TACO BELL, Valvoline, and Kohl's.

SITE AERIAL - MARKET OVERVIEW

JOIN:    

RESIDENTIAL
The Sheridan at Eastside Retirement Community

RESIDENTIAL



CLICK HERE TO VIEW DRONE VIDEO 

RESIDENTIAL

124 SCENIC HWY (HWY 124)

SCENIC HWY HWY 124
40,600 VPD 

NEW TRAFFIC LIGHT 

124 SCENIC HWY (HWY 124)

NORTH ROAD

NORTH ROAD

← Atlanta

Lawrenceville →

Pharr Elementary School


DeThomas INVESTMENTS LLC


ABERNATHY DEVELOPMENT COMPANY

SCENIC
POINTE, LLC

1505 Lakes Parkway,
Suite 190
Lawrenceville, GA 30043

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jyarbrough@abernathytimberlake.com

SCENIC POINTE
Snellville, GA
1498 GA-124 Snellville, GA 30078

SITE AERIAL - MARKET OVERVIEW

JOIN:



CLICK HERE TO VIEW DRONE VIDEO



RESIDENTIAL

RESIDENTIAL

RESIDENTIAL
HavenStone
120 AC - 236 Homes

Lawrenceville →

AC Crews Middle School

← Atlanta

BEECHWOOD PINES APARTMENTS

THE SHOPPES
AT WEBB GIN

124 SCENIC HWY (HWY 124)

SCENIC HWY HWY 124
40,600 VPD

124 SCENIC HWY (HWY 124)

NEW TRAFFIC LIGHT

Walmart

sam's club

NORTH ROAD

RESIDENTIAL

Pharr Elementary School

RESIDENTIAL



1505 Lakes Parkway,
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Lawrenceville, GA 30043

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SCENIC POINTE
Snellville, GA **P. 10**
1498 GA-124 Snellville, GA 30078

SITE AERIAL - MARKET OVERVIEW

JOIN:



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Lawrenceville ←

124

RESIDENTIAL
Scenic Overlook

AC Crews Middle School



THE SHOPPES
AT WEBB GUN



THE SHOPPES
AT WEBB GUN

RESIDENTIAL

SCENIC HWY
HWY 124
40,600 VPD



NEW TRAFFIC LIGHT



Pharr Elementary School



RESIDENTIAL



124

→ Atlanta



SCENIC
POINTE, LLC

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Suite 190
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SCENIC POINTE
Snellville, GA P. 11
1498 GA-124 Snellville, GA 30078

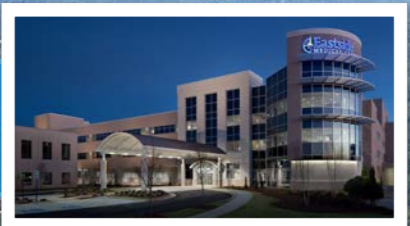
SITE AERIAL - MARKET OVERVIEW

Atlanta ↑



SCENIC HWY (HWY 124) **124**

EASTSIDE MEDICAL CENTER
310 beds
1,200 employees



RESIDENTIAL
The Sheridan at Eastside Retirement Community

RESIDENTIAL
Woodberry
Approx. 200 Homes

Pharr Elementary School

Walmart

sam's club

NORTH ROAD

SCENIC HWY HWY 124
40,600 VPD

NEW TRAFFIC LIGHT



RESIDENTIAL

RESIDENTIAL

CLICK HERE TO VIEW DRONE VIDEO

JOIN:

124

SCENIC HWY (HWY 124)

Lawrenceville ↓

SITE AERIAL

JOIN: **WHATABURGER** **City BARBECUE** **MILLER'S ALE-HOUSE** **Raising Cane's CHICKEN FINGERS**



124 SCENIC HWY (HWY 124)

NEW TRAFFIC LIGHT

← Lawrenceville

SCENIC HWY HWY 124
40,600 VPD

RESIDENTIAL

City BARBECUE

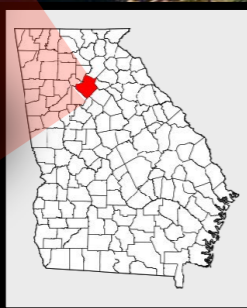
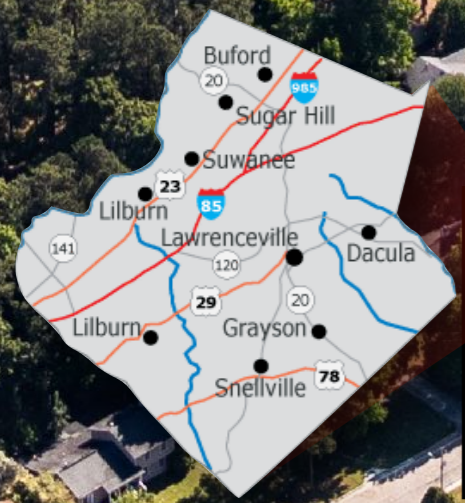
Pharr Elementary School

AVAILABLE LOT 7 ±0.94 AC

sam's club

124 SCENIC HWY (HWY 124)

Atlanta →



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CONSTRUCTION PHOTOS



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TO VIEW
DRONE VIDEO



CONSTRUCTION PHOTOS



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CONSTRUCTION PHOTOS



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