

**publix**  
FOOD & PHARMACY

## MULBERRY VILLAGE

831 Auburn Rd, Dacula, GA 30019





## DEMOGRAPHICS

### 1 MILE



6,709  
Estimated population



661  
Estimated daytime population



\$159,412  
Average household income



1,991  
Households

### 3 MILE



46,421  
Estimated population



7,207  
Estimated daytime population



\$147,579  
Average household income



14,443  
Households

### 5 MILE



108,299  
Estimated population



17,798  
Estimated daytime population



\$135,043  
Average household income



33,702  
Households

## DRIVE TIME POPULATION

5  
Min



7,716

10  
Min



61,550

15  
Min



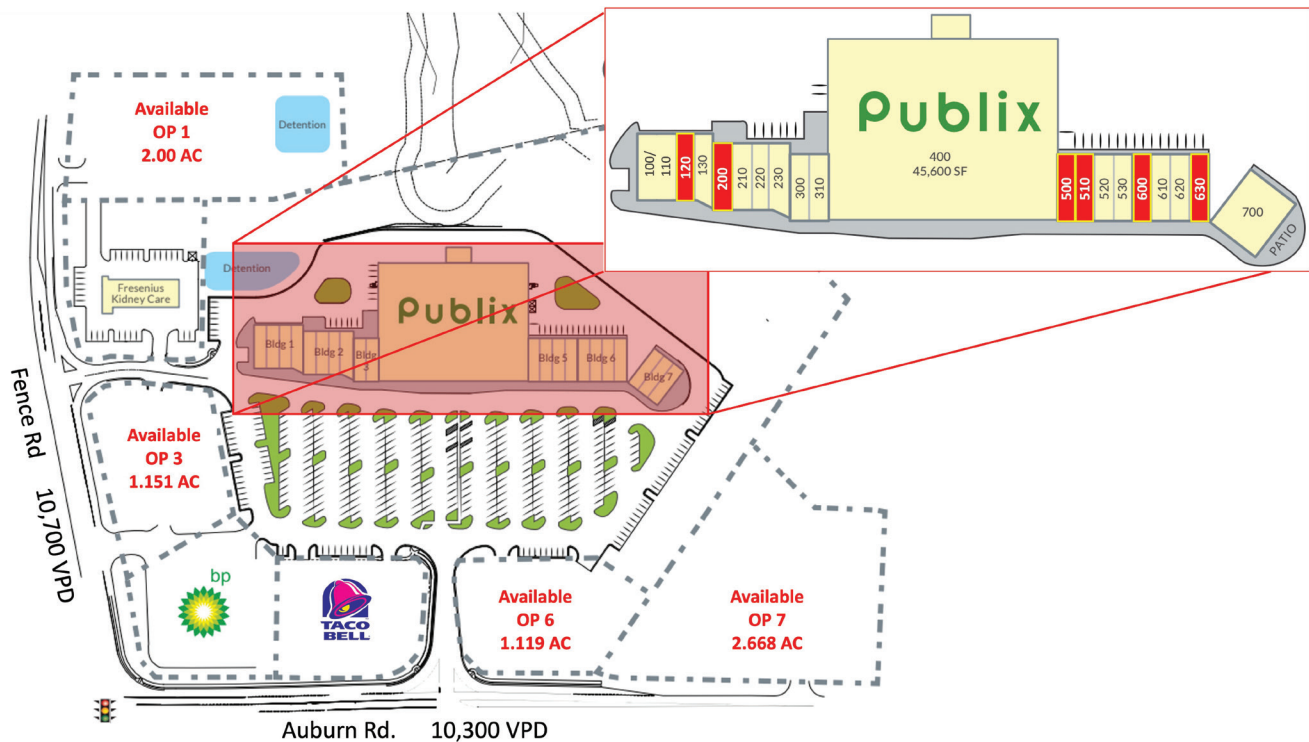
146,071

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.



## SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
OP 1	Available	2.00 AC	130	Papa John's Pizza	1,500 SF	510	Available	1,400 SF
OP 2	Fresenius Kidney Care	-	200	Available	1,400 SF	520	Capital Nails	1,400 SF
OP 3	Available	1.151 AC	210	Box Pack Ship	1,400 SF	530	State Farm	1,400 SF
OP 4	BP Gas	-	220	Dacula Hair Salon	1,200 SF	600	Available	1,400 SF
OP 5	Taco Bell	-	230	Mulberry Primary Care	1,700 SF	610	Peking Chinese	1,400 SF
OP 6	Available	1.119 AC	300-310	United Family Taekwondo	2,800 SF	620	Groom and Board	1,400 SF
OP 7	Available	2.668 AC	400	Publix	45,600 SF	630	Available	1,400 SF
100-110	Oishii Sushi House	2,400 SF	500	Available	1,400 SF	700	Maria's Tex Mex	4,200 SF
120	Available	1,400 SF						



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## HIGHLIGHTS

- 75,200 SF neighborhood center anchored by recently renovated Publix.
- Excellent visibility from Highway 324/Auburn Rd.
- Located in thriving Gwinnett County, one of Georgia's fastest-growing counties.
- Strong residential growth surrounding the shopping center - 14,443 households within 3 miles.
- Serves affluent Dacula and Auburn markets.
- Close proximity to Mall of Georgia, Hamilton Mill, Briscoe Field/Gwinnett Airport, and Gwinnett Progress Center.



10,300 on Auburn Rd  
10,700 on Fence Rd



Full access from Auburn Rd  
Full access from Fence Rd



Monument and facade signage available.

