

TOWNE CENTER MARKET

*The Grove at Towne Center
2265 Wisteria Dr, Snellville, GA*

The Towne Center Market

Food Hall



Crooked Can Brewing Company Taproom

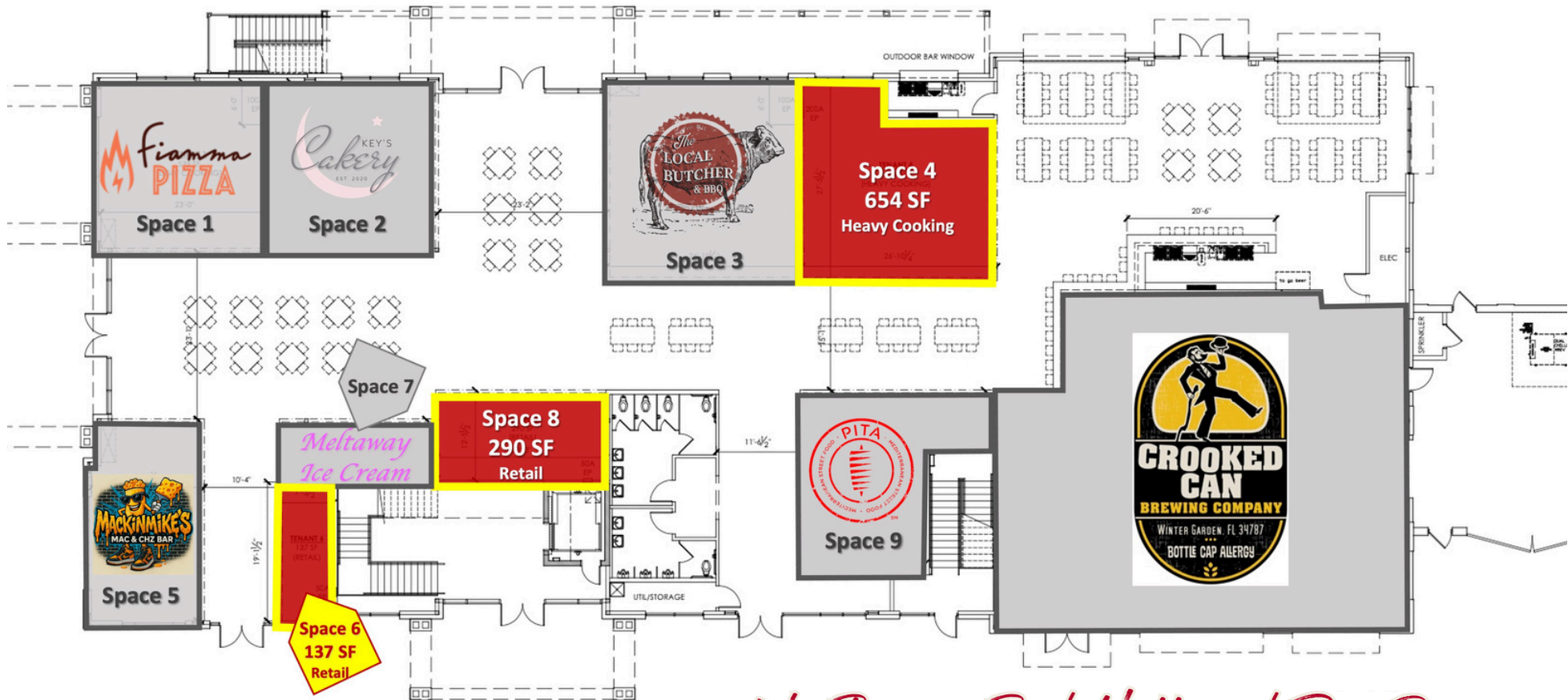
- The taproom is scheduled to open at the end of 2024 with a 10-barrel brewery and 16 taps.
- Crooked Can Brewing Company was founded in 2014 in Winter Garden, FL.
- The Towne Center Market at The Grove at Towne Center will be the Crooked Can's first location in Georgia, and their 3rd location overall with their other two breweries being located in Florida and Ohio.
- Crooked Can has won several national awards, including medals at the Great American Beer Festival and World Beer Cup, along with being named best large format Craft Brewery in Florida in 2022 by the Florida Brewers Guild.

- The Towne Center Market building is located at the heart of the Grove at Towne Center, Snellville, GA's new city center.
- The brewery, taproom, and food hall will be located on the 1st floor of The Towne Center Market building.
- There is an 8,542 SF event space on the 2nd floor with an exclusive entrance.
- The food hall will consist of 9-10 restaurant and retail stalls amid an urban chic and industrial-vibe setting.



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.

The Site Plan



1st Floor - Food Hall and Tap Room

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The Grove at Towne Center



The Grove at Towne Center is a walkable and business-friendly recreated city center designed to establish a mixed-use downtown district for Snellville.

Current Tenants:

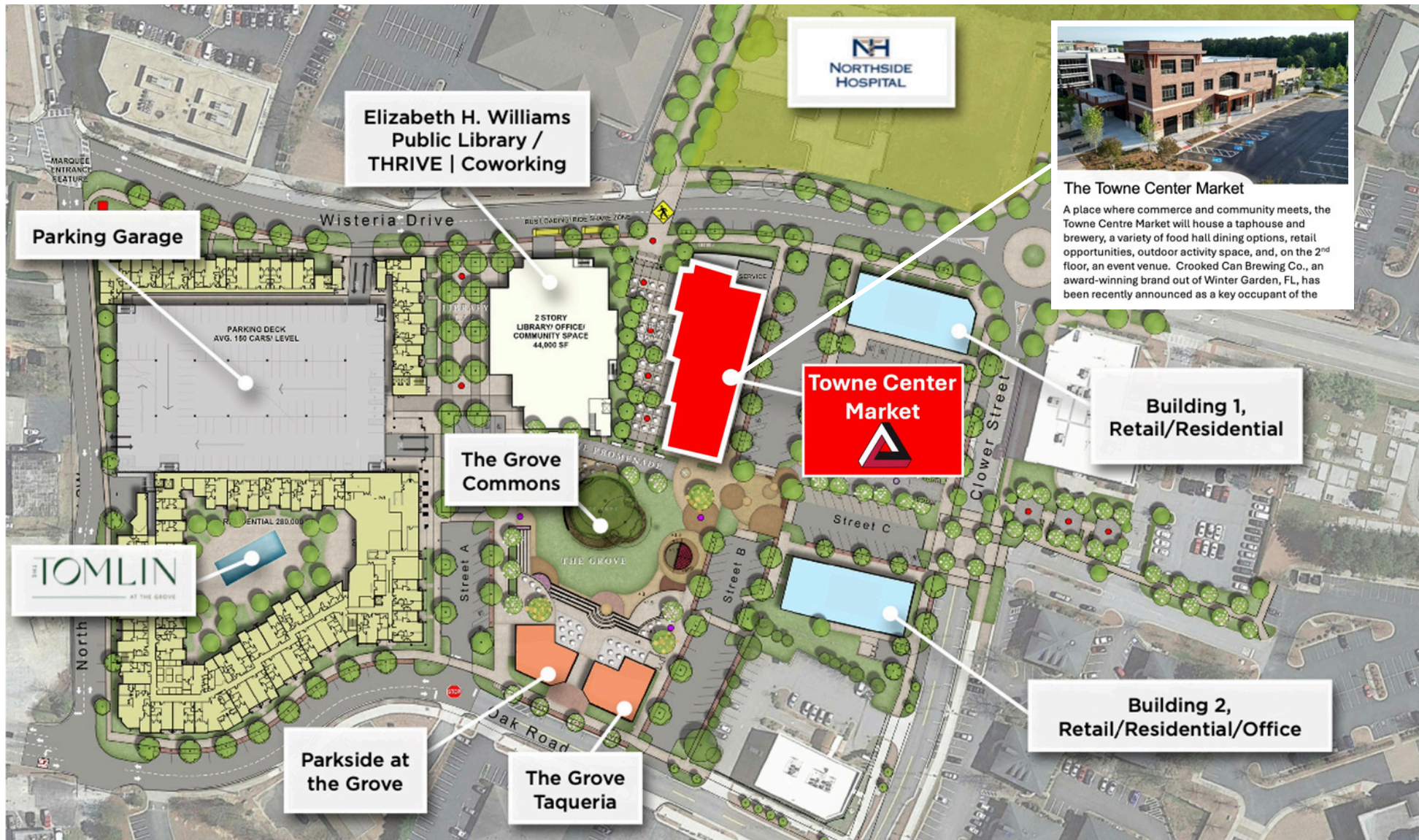
- Northside Medical Center - Snellville
- The Grove Taqueria
- Parkside at the Grove
- Allure Nail Bar
- Great American Cookie & Marble Slab
- Crooked Can Brewing Company (*coming Winter 2024*)

Property features:

- A 750-car parking deck (1,000 total parking spaces).
 - The Grove - A community hub/park designed for gathering and socializing featuring a splash pad, pavilion, tables, and a shade tree grove.
 - Gwinnett County Elizabeth H. Williams Library and Thrive | Coworking.
- The 18-acre, 9 building project is located just off Scenic Highway, close to the intersection at Highway 78.
 - Located in a strong retail hub - Nearby major retailers include Walmart, Target, The Home Depot, Bath & Body Works, Publix, Kohl's, TJ Maxx, and Belk's.
 - A \$1.1 million trail to wind around the town center is currently underway as part of the Greenway Trail Project . Town Center Spine of the trail will run along the rear of the The Grove at Towne Center.

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The Town

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	6,172	64,428	184,917
Households	2,127	20,853	59,498
Average HH Income	\$99,983	\$117,971	\$122,482
Daytime Population	7,388	21,235	40,802
	5 Min	10 Min	15 Min
Drivetime Population	6,454	77,894	232,564



Snellville is a growing and affluent 100-year-old suburb located 25 miles from metro Atlanta and located along the route between Atlanta and Athens.

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The Brokers



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