



HAMILTON MILL SHOPS

2476 Hamilton Mill Rd, Dacula GA 30019

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DEMOGRAPHICS

3 MILE

 56,284
Estimated population

 9,184
Estimated daytime population

 \$150,833
Average household income

 17,493
Households

5 MILE

 135,627
Estimated population

 31,464
Estimated daytime population

 \$143,705
Average household income

 43,309
Households

7 MILE

 231,555
Estimated population

 69,230
Estimated daytime population

 \$136,832
Average household income

 75,670
Households

DRIVE TIME POPULATION

7
Min  22,236

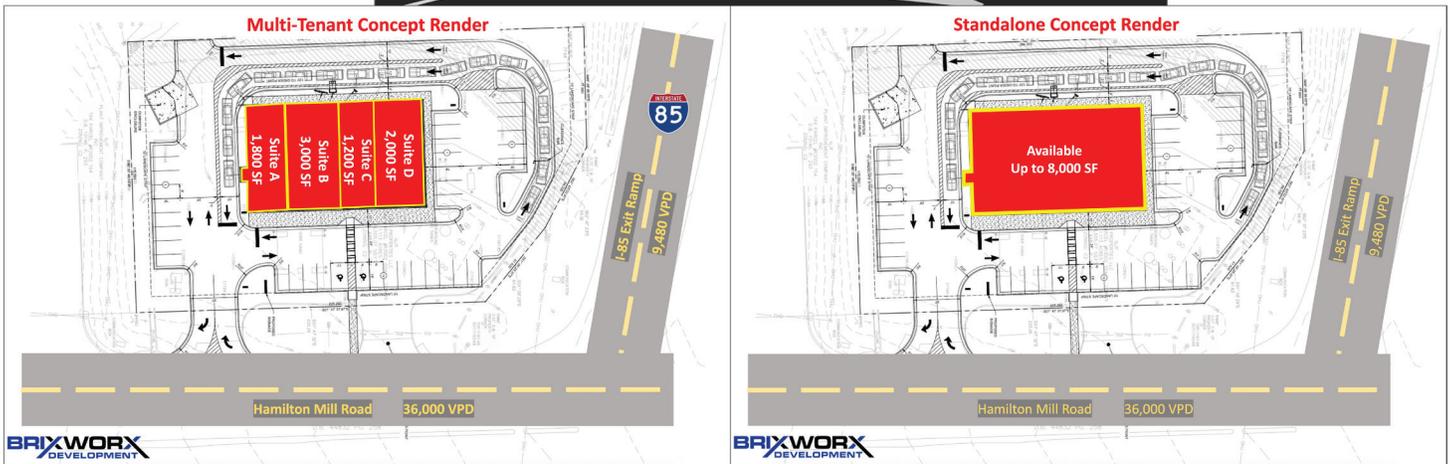
10
Min  64,948

15
Min  175,725

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

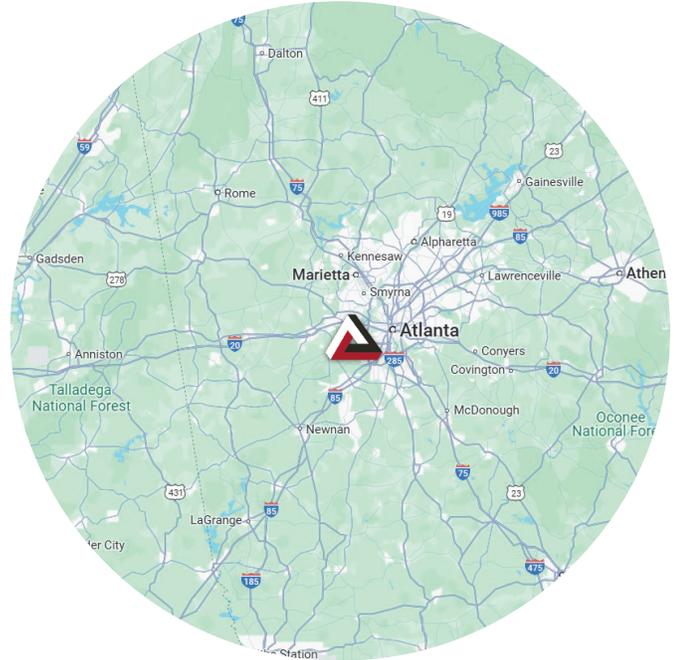
SUITE	TENANT	SIZE
A	Available	1,800 SF
B	Available	3,000 SF
C	Available	1,200 SF
D	Available	2,000 SF



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HIGHLIGHTS

- New Retail/ Restaurant development coming available!
- Up to 8,000 SF on 1.10 acres is available; GL and BTS pad options are available.
- Located at the I-85 ramp and close to the high-traffic intersection of Hamilton Mill Rd (36,000 VPD) and Braselton Hwy (15,600 VPD).
- Nearby retailers include Publix, Aldi, Walmart, Petco, and Home Depot
- Located in a high household income area (\$150,838 within 1 mile).
- Within one mile of the Hamilton Mill Golf Club and the brand-new Seckinger High School.



36,000 on Hamilton Mill Rd.



Right In/Right Out from Hamilton Mill Rd.



Signage options available.



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