



SNELLVILLE EXCHANGE & LAND

1200 Scenic Hwy, Lawrenceville GA 30045

Megann C. Poe | 470-210-6880
meg@dartretail.com

Kimberly Dart | 770-356-1976
Heidt | kim@dartretail.com



DEMOGRAPHICS

1 MILE

 7,862
Estimated population

 2,963
Estimated daytime population

 \$123,159
Average household income

 2,541
Households

3 MILE

 71,449
Estimated population

 20,387
Estimated daytime population

 \$106,891
Average household income

 23,871
Households

5 MILE

 190,480
Estimated population

 66,387
Estimated daytime population

 \$92,207
Average household income

 63,168
Households

DRIVE TIME POPULATION

5
Min  8,339

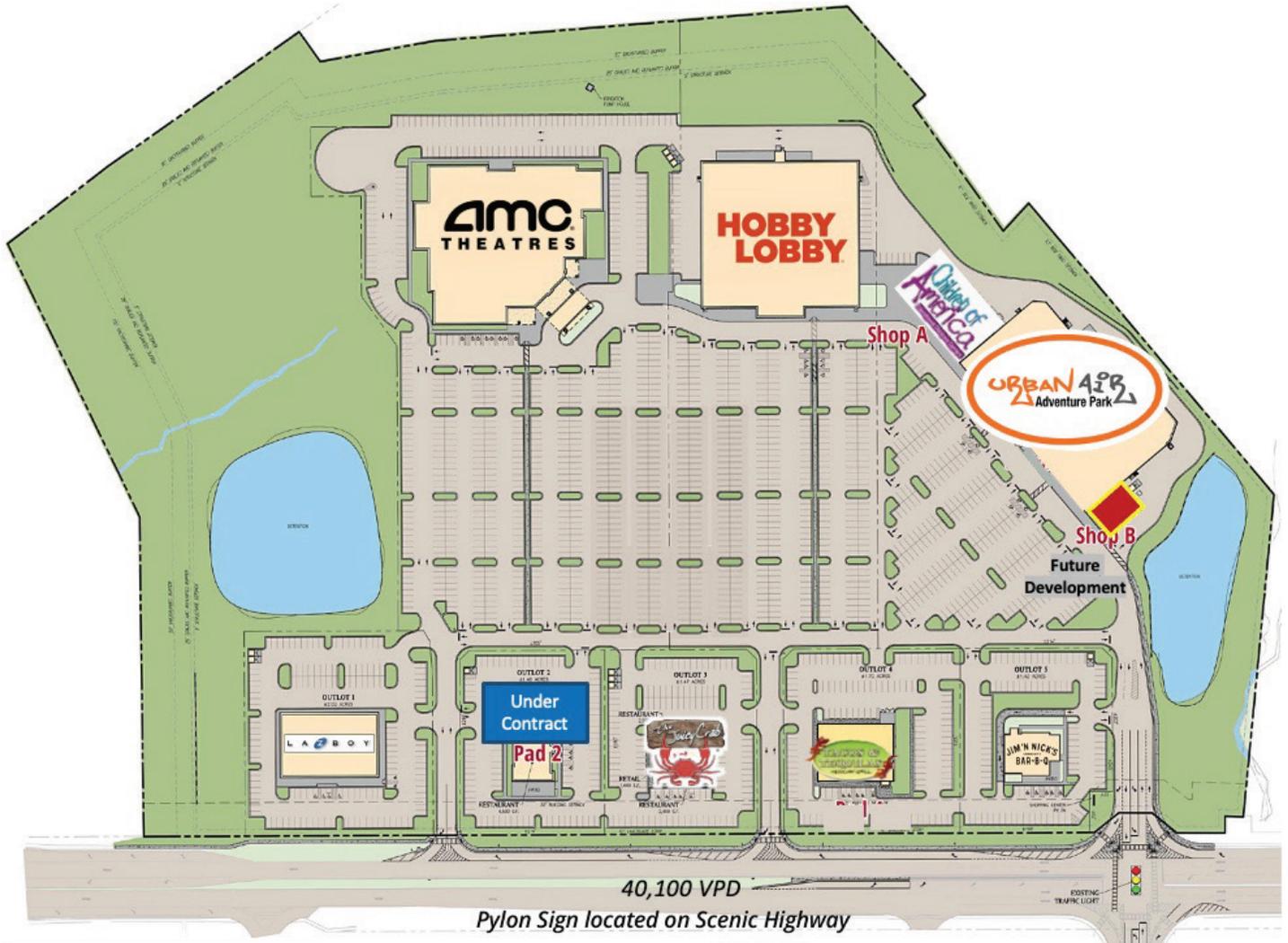
10
Min  80,012

15
Min  251,044

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
A	Children of America	9,800 SF	Pad 3	The Juicy Crab	-	2	AMC Theatres	53,880 SF
B	Available	3,850 SF	Pad 4	Tacos & Tequila	11,000 SF	3	Urban Air Adventure ...	52,000 SF
Pad 1	La-Z-Boy	-	Pad 5	Jim N' Nicks BBQ	-			
Pad 2	Under Contract	1.18 AC	1	Hobby Lobby	55,073 SF			



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HIGHLIGHTS

- Anchored by AMC Theatres, Hobby Lobby, Lazy Boy, and Urban Air.
- GLA of 223,233 square feet.
- Ground Lease, Build-to-Suit and In-Line Shop Space opportunities available.
- Snellville Exchange is located in the market's major retail corridor along Scenic Highway.
- Snellville Exchange is situated adjacent to Webb Gin Shoppes.
- Located approximately 20 miles Northeast of Downtown Atlanta in Gwinnett County. Gwinnett County has experienced unprecedented growth and is considered one of the fastest growing counties in the United States.
- Positioned near Emory Eastside Medical Center, one of the largest hospitals in the area with 310 beds and 1200 medical professionals.
- The trade area draws shoppers from Snellville, Loganville, Grayson and Lawrenceville.



41,300 on Scenic Hwy



3 curb cuts along Scenic Hwy with
Right in/right out access
One lighted intersection



Large Pylon Sign at Scenic Hwy Entrance

