



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

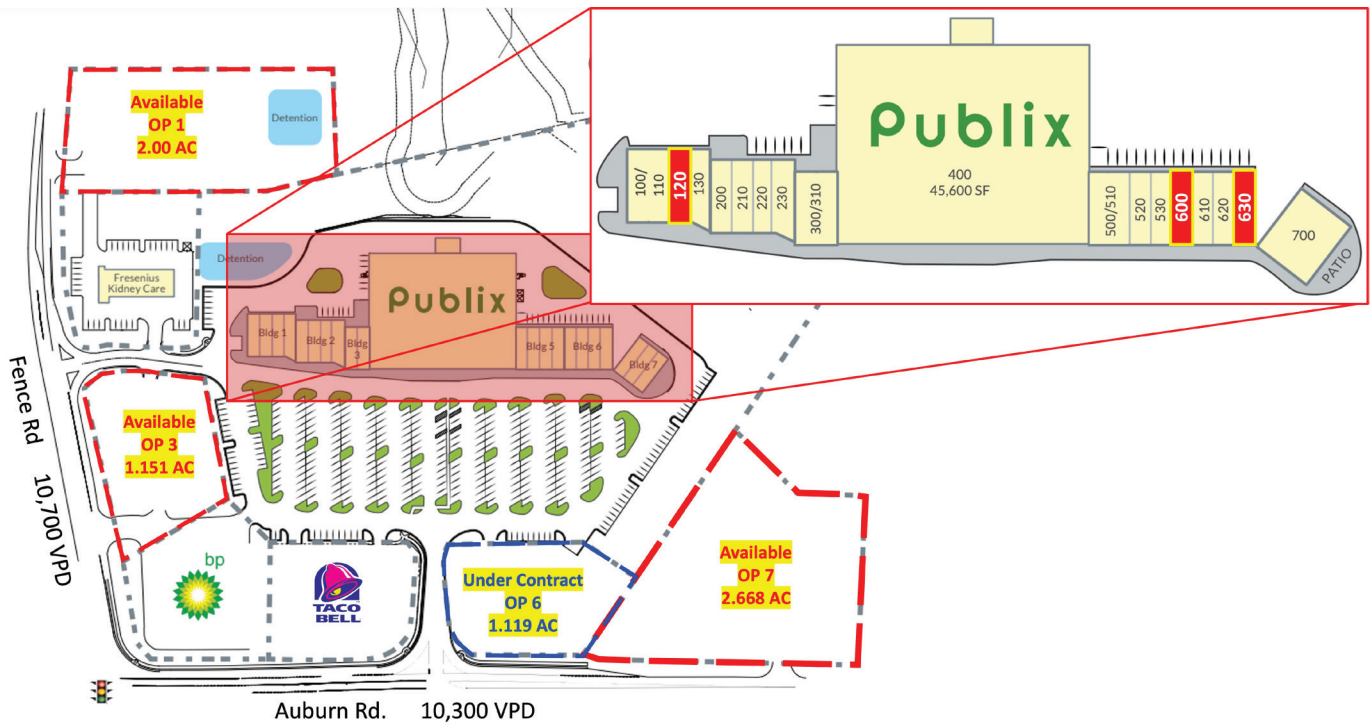
10
Min 61,550

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



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HIGHLIGHTS

- Mulberry Village is a 75,200 SF neighborhood center anchored by a recently renovated Publix.
- Publix at Mulberry Village has had a 60% sales growth over the past 5 years.
- 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 the 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.

