



## HILLSIDE CENTER

1625 & 1635 Grayson Hwy, Grayson GA 30017


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## DEMOGRAPHICS

### 1 MILE


 8,671  
Estimated population


 1,515  
Estimated daytime population


 \$134,647  
Average household income

 2,971  
Households

### 3 MILE

 75,867  
Estimated population


 14,730  
Estimated daytime population


 \$117,344  
Average household income

 24,217  
Households

### 5 MILE

 185,603  
Estimated population

 54,020  
Estimated daytime population

 \$113,206  
Average household income

 58,680  
Households

## DRIVE TIME POPULATION

**5**  
Min  13,748

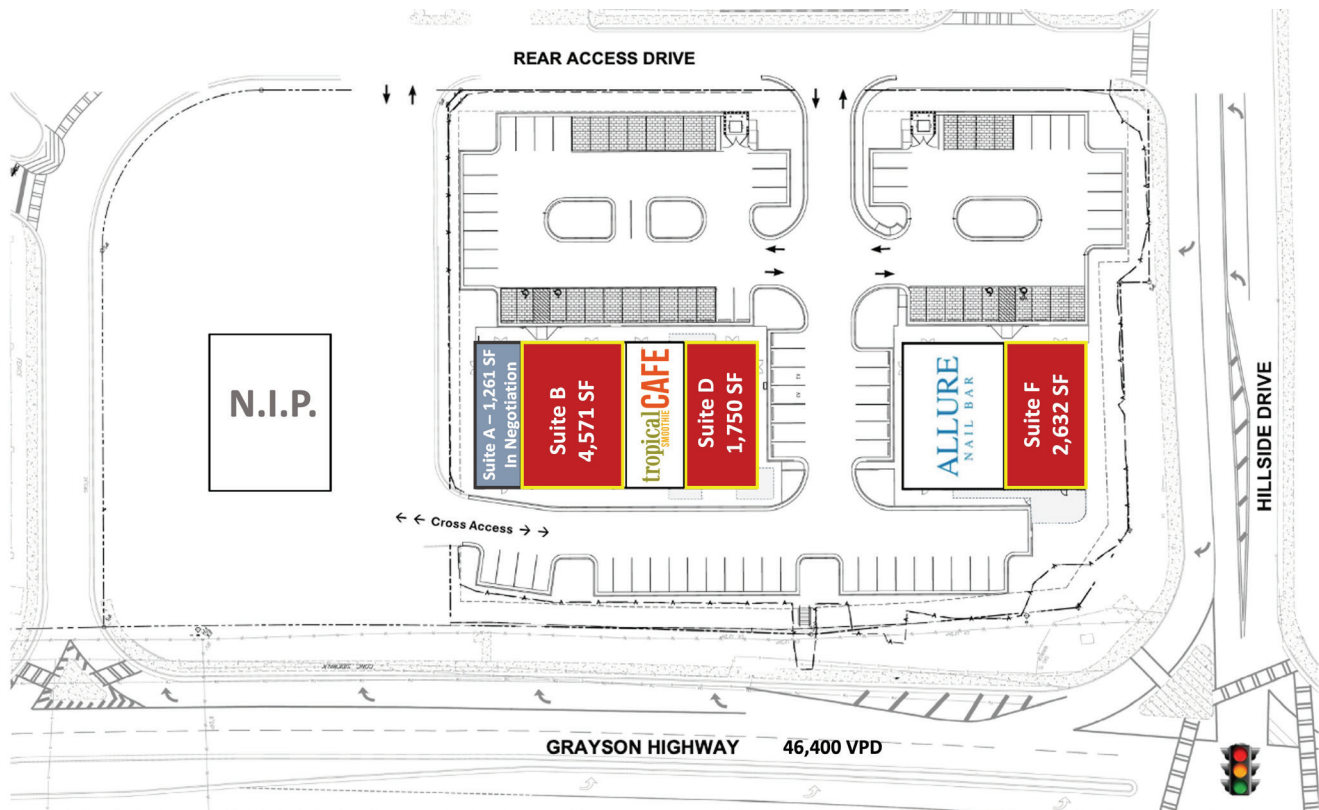
**10**  
Min  84,429

**15**  
Min  222,191

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	In Negotiation	1,261 SF
B	Available	4,571 SF
C	Tropical Smoothie Cafe	1,706 SF
D	Available	1,750 SF
E	Allure Nail Bar	3,251 SF
F	Available	2,633 SF






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## HIGHLIGHTS

- Delivering Q2 2026.
- 1,767 SF - 4,767 SF retail space available for lease.
- Located at the Grayson/Loganville line, with excellent visibility at the high-traffic intersection of Grayson Hwy (46,400 VPD) and Hillside Dr SW.
- Nearby retailers include Kroger, Chipotle, McDonald's, Panda Express, and Starbucks.
- 1,000+ residential units built within a 1-mile radius within the last five years.



 46,400 on Grayson Hwy
  Right In/Right Out on Grayson Hwy  
Full access from Hillside Drive
  Signage options are available.

