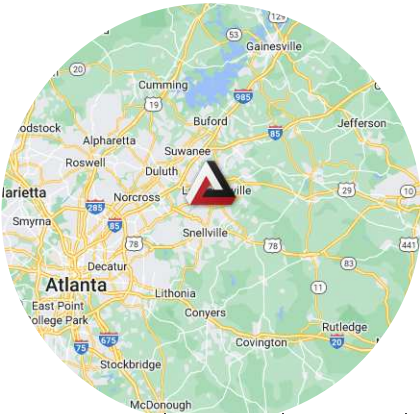




SNELLVILLE EXCHANGE - 3850 SF OF BUILDABLE ACREAGE AVAILABLE



1200 Scenic Hwy, Lawrenceville GA 30045

- ▲ Last pad available, located at the main entrance of the Snellville Exchange development.
- ▲ Snellville Exchange is located along Scenic Highway, approximately 20 miles northeast of Downtown Atlanta in Gwinnett County.
- ▲ 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.
- ▲ Gwinnett County has experienced unprecedented growth and is considered one of the fastest-growing counties in the United States.
- ▲ Last pad available in the development, located at the main entrance.

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	7,862	71,449	190,480
Households	2,541	23,871	63,168
Average HH Income	\$123,159	\$106,891	\$92,207
Daytime Population	2,963	20,387	66,387
	5 Min	10 Min	15 Min
Drivetime Population	8,339	80,012	251,044

Available Spaces

B - 3,850 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
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			



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