



MULBERRY VILLAGE - RETAIL SPACES AVAILABLE



831 Auburn Rd, Dacula GA 30019

- ▲ 75,200 SF neighborhood center anchored by Publix.
- ▲ 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 Mall of Georgia, Hamilton Mill, Briscoe Field/ Gwinnett Airport, and Gwinnett Progress Center.

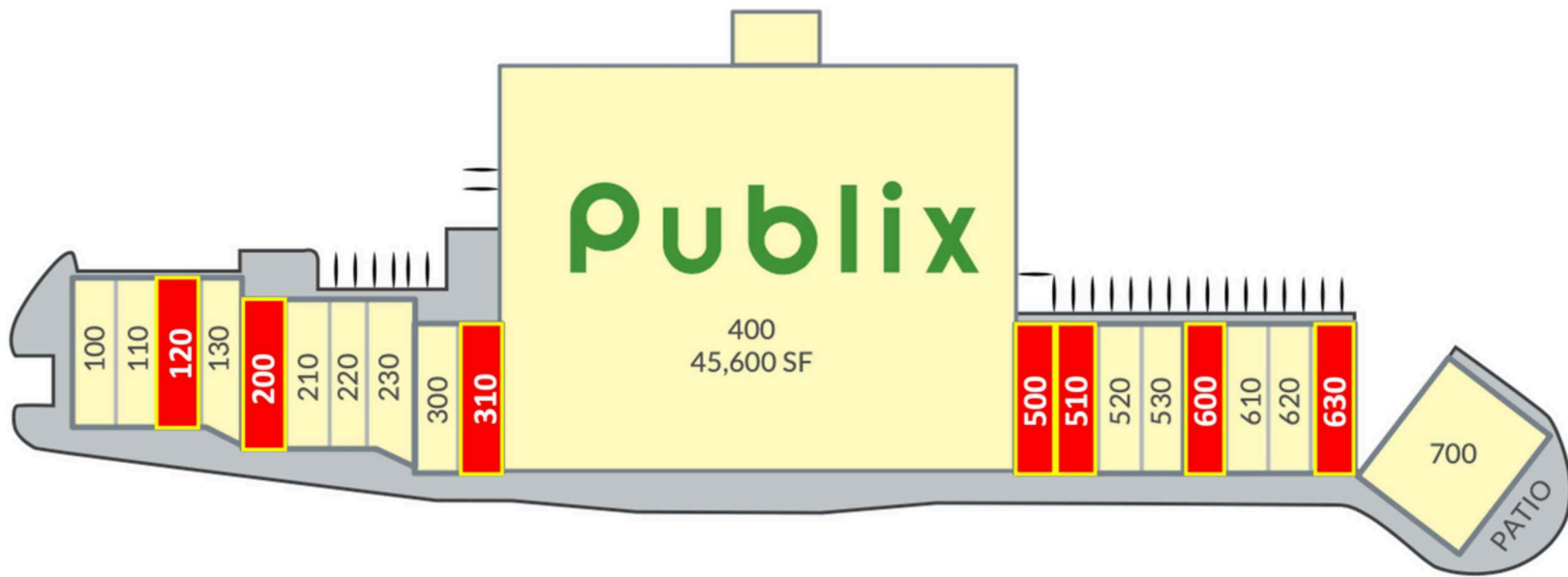
2024 Demographics	1 Mile	3 Miles	5 Miles
Population	6,709	46,421	108,299
Households	1,991	14,443	33,702
Average HH Income	\$159,412	\$147,579	\$135,043
Daytime Population	661	7,207	17,798
	5 Min	10 Min	15 Min
Drivetime Population	7,716	61,550	146,071

Available Spaces

- 120 - 1,400 SF
- 200 - 1,400 SF
- 310 - 1,400 SF
- 500 - 1,400 SF
- 510 - 1,400 SF
- 600 - 1,400 SF
- 630 - 1,400 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	At Lease	1,400 SF	230	Mulberry Primary Ca...	1,700 SF	530	State Farm	1,400 SF
110	At Lease	1,400 SF	300	My Green Pet Pals	1,400 SF	600	<i>Available</i>	1,400 SF
120	<i>Available</i>	1,400 SF	310	<i>Available</i>	1,400 SF	610	Peking Chinese	1,400 SF
130	Papa John's Pizza	1,500 SF	400	Publix	45,000 SF	620	Groom and Board	1,400 SF
200	<i>Available</i>	1,400 SF	500	<i>Available</i>	1,400 SF	630	<i>Available</i>	1,400 SF
210	Box Pack Ship	1,400 SF	510	<i>Available</i>	1,400 SF	700	Maria's Tex Mex	4,200 SF
220	Dacula Hair Salon	1,200 SF	520	Capital Nails	1,400 SF			



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