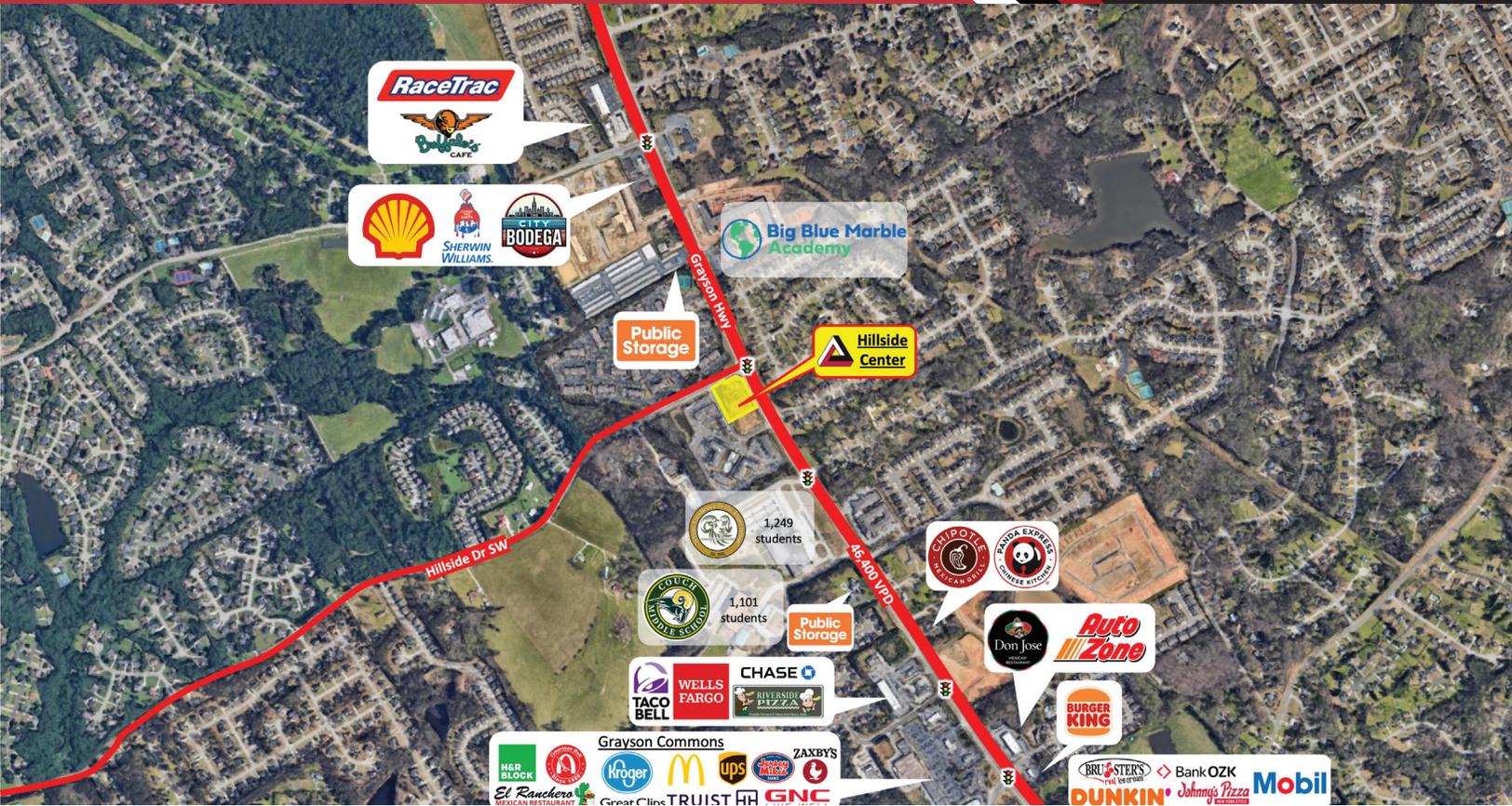




HILLSIDE CENTER

1625 & 1635 Grayson Hwy, Grayson GA 30017



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

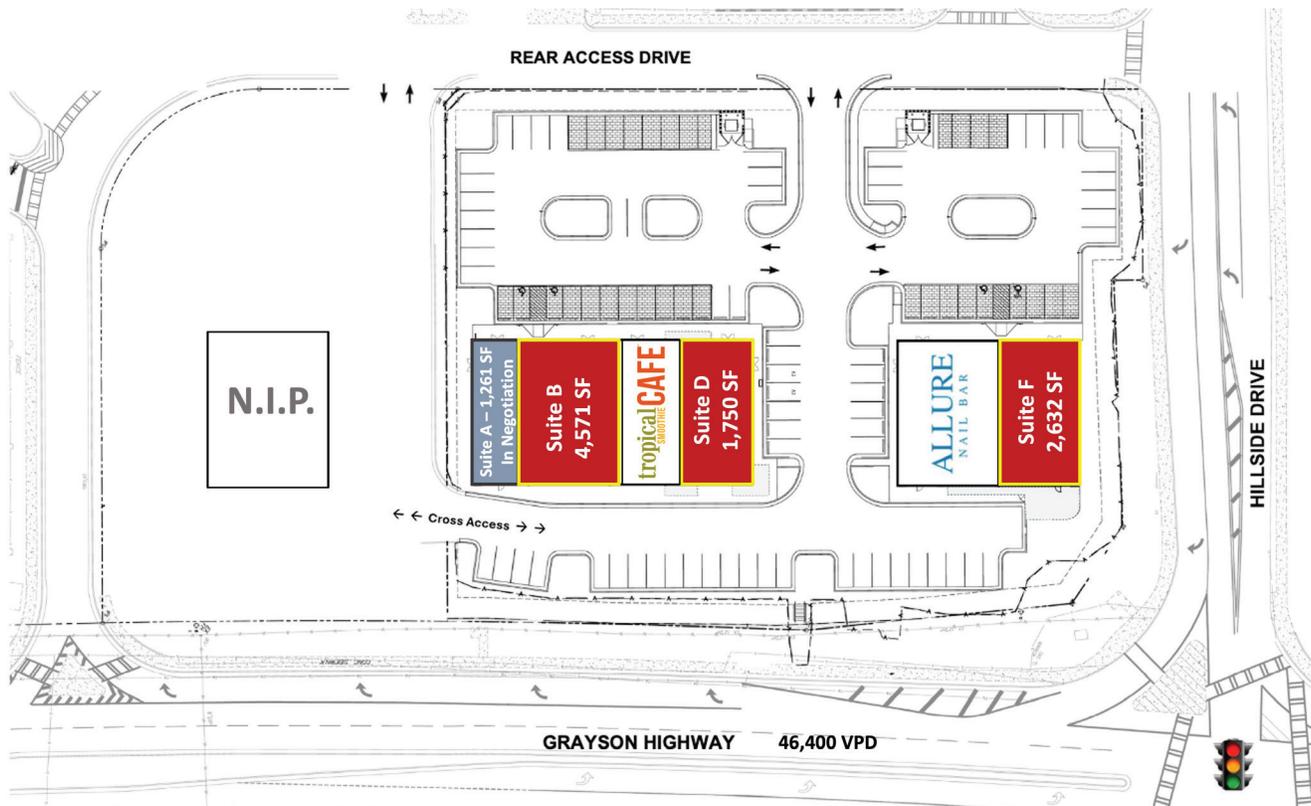
10
Min  84,429

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

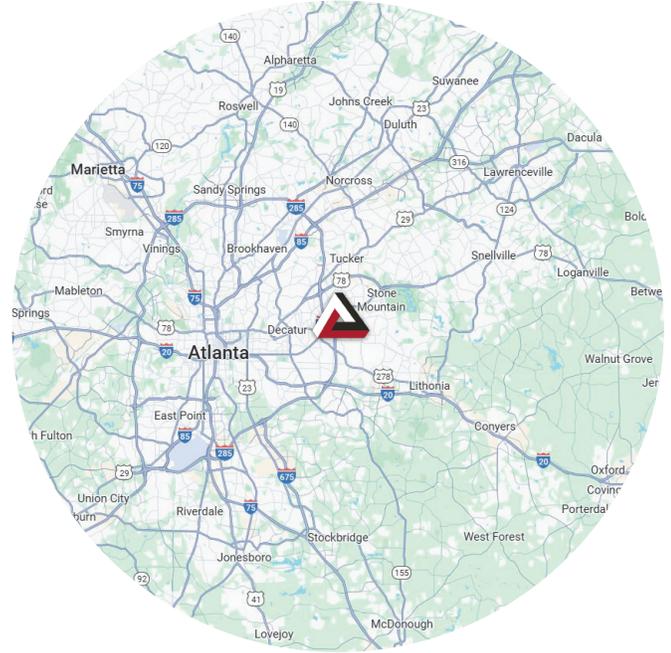
SUITE	TENANT	SIZE
A	In Negotiation	1,261 SF
B	Available	4,571 SF
C	Tropical Smoothie Cafe	1,706 SF
D	Available	1,750 SF
E	Allure Nail Bar	3,251 SF
F	Available	2,633 SF



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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.

