

Centerville Plaza Phase II

Snellville, Georgia

*Adjacent to Wal-Mart Supercenter
For Sale, Lease or Build to Suit*



Location Annistown Road
Snellville, GA 30039
Gwinnett County, Metro Atlanta

Size +/-3.1 acres of land

Parking 156 spaces
(6.8 spaces per 1,000 SF)

Access Annistown Road
(1) full access,
(1) right in / right
Zoar Church Road
(1) full access

Features

- Adjacent to the Wal-Mart Supercenter
- 110,000 people within 5 mile radius
- Access to Wal-Mart Supercenter through Phase I

Traffic Count 22,010 cars per day
(GA DOT Traffic Count,5/08)

Available Contact for Sale/ Lease/ B-T-S information

Demographics:	1-Mile	3-Mile	5-Mile
Population*	6,892	53,611	126,545
Median HH Income**	\$87,605	\$81,631	\$82,751
Daytime Population**	952	10,033	29,938

Pellerin & Salomon

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*Source: Postal Count, Sites USA, 2009 Source: US Census 2000, Sites USA, 2009
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