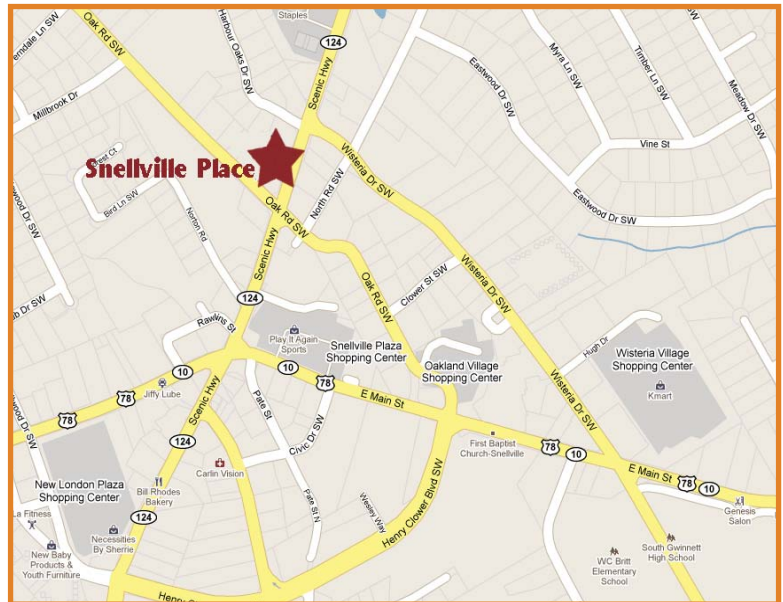


Snellville Place Snellville, Georgia

Retailers In The Area Include Belk, Targer, Wal-Mart and Kohl's



LOCATION	2189 Scenic Highway Snellville, GA 30078 Metro Atlanta Gwinnett County
SIZE	14,050 SF
PARKING	54 spaces (3.8 per 1,000 SF)
ACCESS	Traffic Light Intersection at Oak Road (1) Right In/Right Out - Highway 124 (1) Full Access - Oak Road
FEATURES	<ul style="list-style-type: none"> • One of Metro Atlanta's top retail markets • Excellent visibility & access
TRAFFIC COUNT	36,010 cars per day (GA DOT Traffic Count 2010)
TENANTS	Pizza Hut, Golden Krust Bakery, Venetian Nails, AC Jewelers, Liberty Tax, Alfa Insurance, Sleek Styles Hair Salon & Men's Wearhouse
AVAILABLE	3,200 SF (2-1,600 SF Spaces)



DEMOGRAPHICS*	1-MILE	3-MILE	5-MILE
Population	6,200	59,107	153,050
Median HH Income	\$78,019	\$77,922	\$76,650
Daytime Population	4,336	16,853	29,796

Pellerin & Salomon
Real Estate Services, LLC

Andrea Kenney
andreak@ps-realestate.com
www.ps-realestate.com
678-460-3910

*Source: Synergos Tech-PopStats, 2010 Estimates

No warranty or representation, express or implied has been made as to the accuracy of the information provided herein, but no liability is assumed for errors or omissions.

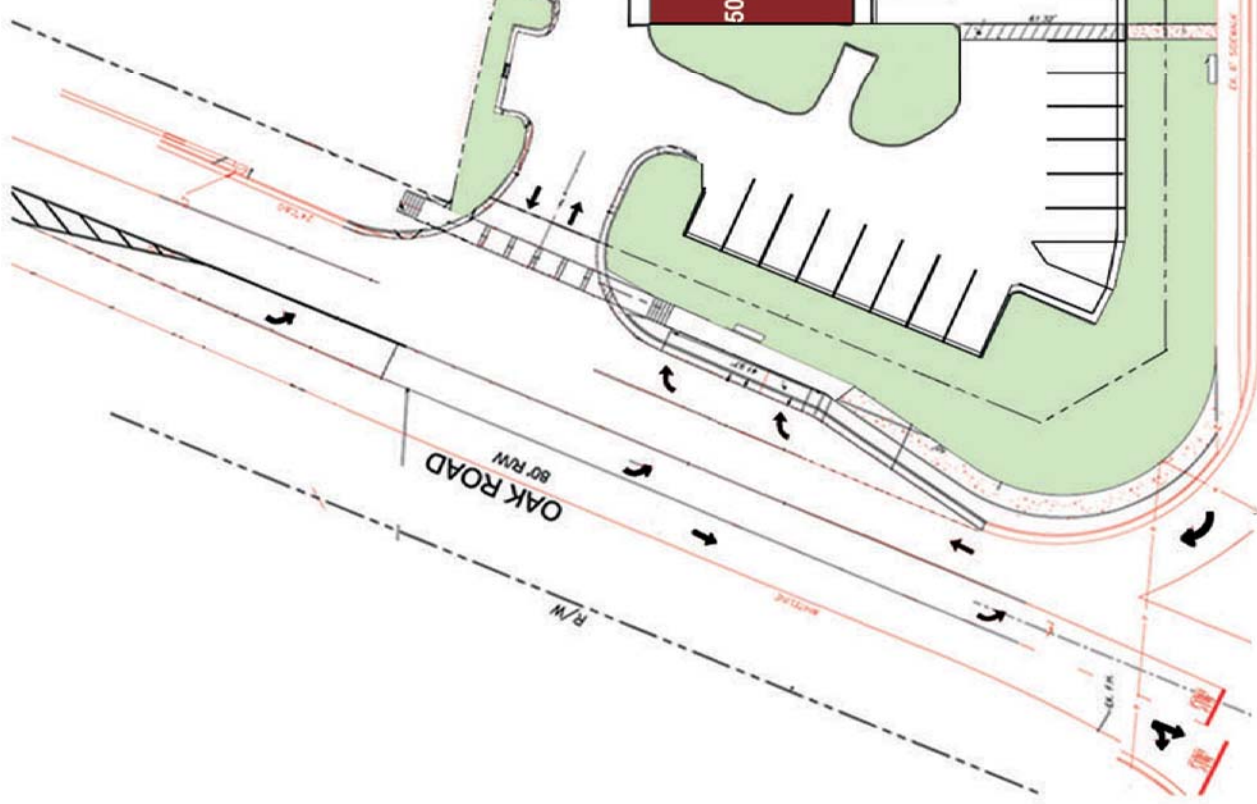


N10°46'03"E 114.61'

N28°33'31"E 175.38'

SIDEWALK

	Sleek Styles	15
	1,600 SF	20
	1,600 SF	20
		20
		15
AC Jewelers		25
Venitian Nails		24
		31
50		30



GA HWY 124
R/W VARIES (AKA SCENIC HWY)
POSTED SPEED LIMIT-45 MPH

