



Colliers

1575 Scenic Hwy

Snellville, GA

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Property Overview

Last Available Space: 1,516 SF

- Well positioned strip center opportunity in the heart of Snellville, one of Georgia's top regional trade markets.
- Center is shadow anchored by a top performing Academy Sports + Outdoors and is across the street from a Walmart that pulls 2.8M visitors annually.
- Unparalleled signage opportunity with prominent pylon signage opportunity that is highly visible along Scenic Hwy (42,900 VPD).
- Easily accessible from Scenic Hwy with signaled access along Janmar Rd.

Demographics

1 MILE	3 MILES	5 MILES
6,343 TOTAL POPULATION	73,565 TOTAL POPULATION	206,537 TOTAL POPULATION
2,007 TOTAL HOUSEHOLDS	23,618 TOTAL HOUSEHOLDS	66,287 TOTAL HOUSEHOLDS
\$138,255 AVG. HH INCOME	\$125,911 AVG. HH INCOME	\$113,133 AVG. HH INCOME
11,054 DAYTIME POPULATION	67,795 DAYTIME POPULATION	175,037 DAYTIME POPULATION

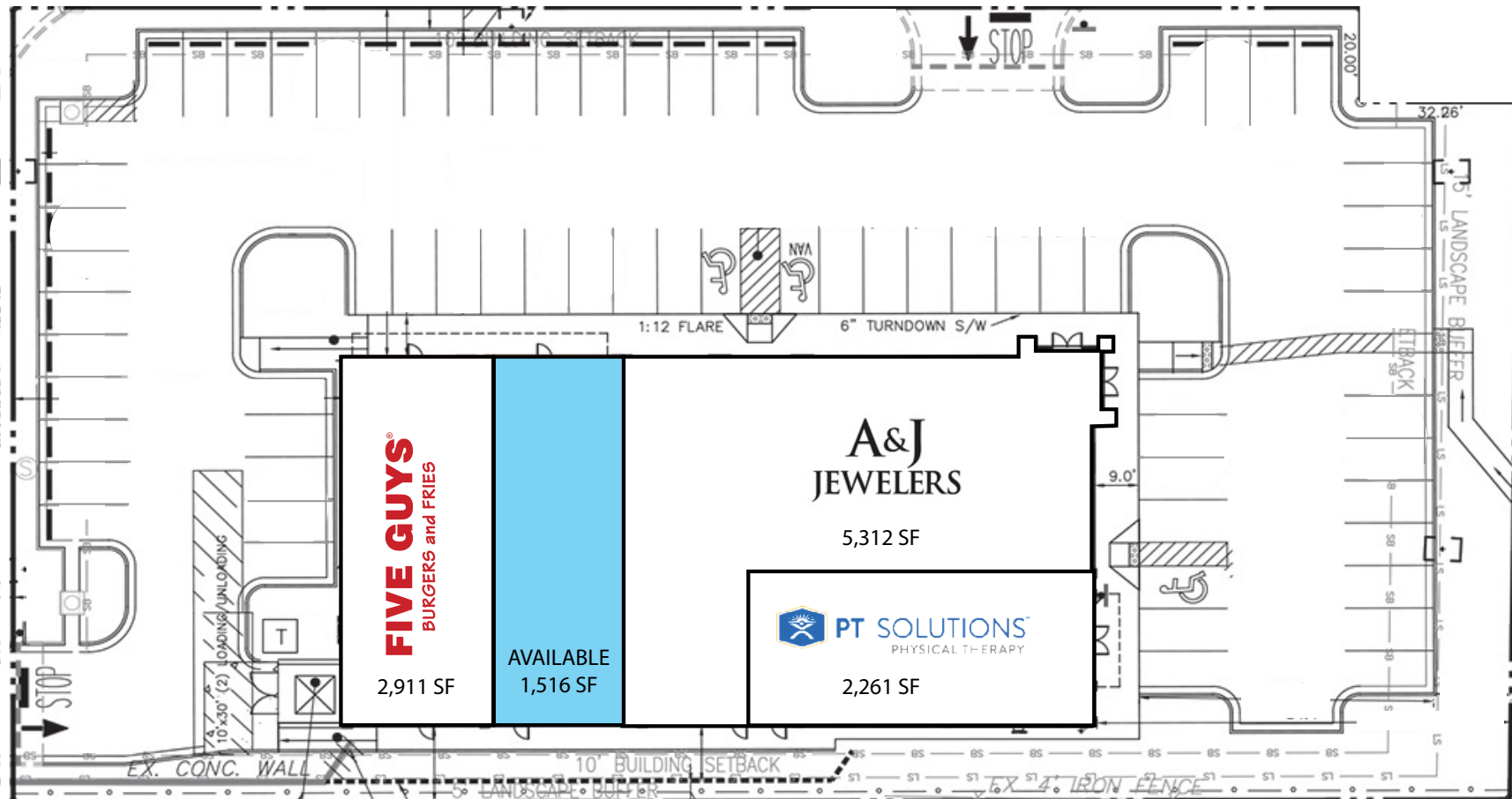
Traffic Counts

42,900 VPD
SCENIC HWY



1575 Scenic Hwy

Site Plan

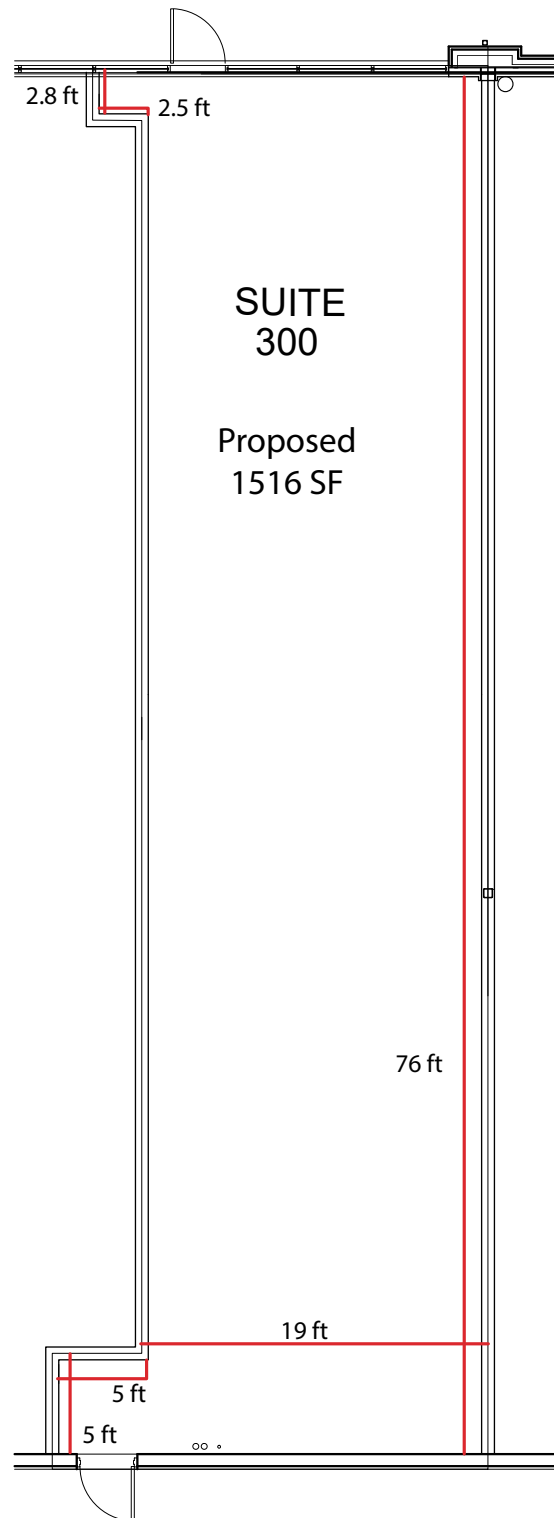


Scenic Hwy S 42,900 VPD

UNIT	TENANT	SF
1	PT Solutions	2,261
2	A&J Jewelers	5,312
3	AVAILABLE	1,516
4	Five Guys	2,911

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Floor Plan



Orchard Park

Trade Area

