


FOR LEASE

# Medlock Corners

## 5805 State Bridge Rd, Duluth, GA

Colliers

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# Property Overview

**Available Space:**

- 3,500 SF Space Available

**TOUR THE SPACE**

## *Key Features*

- 202,184 SF shopping center anchored by Publix, Hobby Lobby, Local Vine and Dollar Tree that generates 2.5M visits per year.
- Located in the heart of Johns Creek, one of Georgia's most affluent suburban residential markets.
- Well located at the highly trafficked intersection of State Bridge Rd and Medlock Bridge Rd (95,000+ VPD).
- Pylon signage opportunity available along State Bridge Rd.

## AREA DEMOGRAPHICS

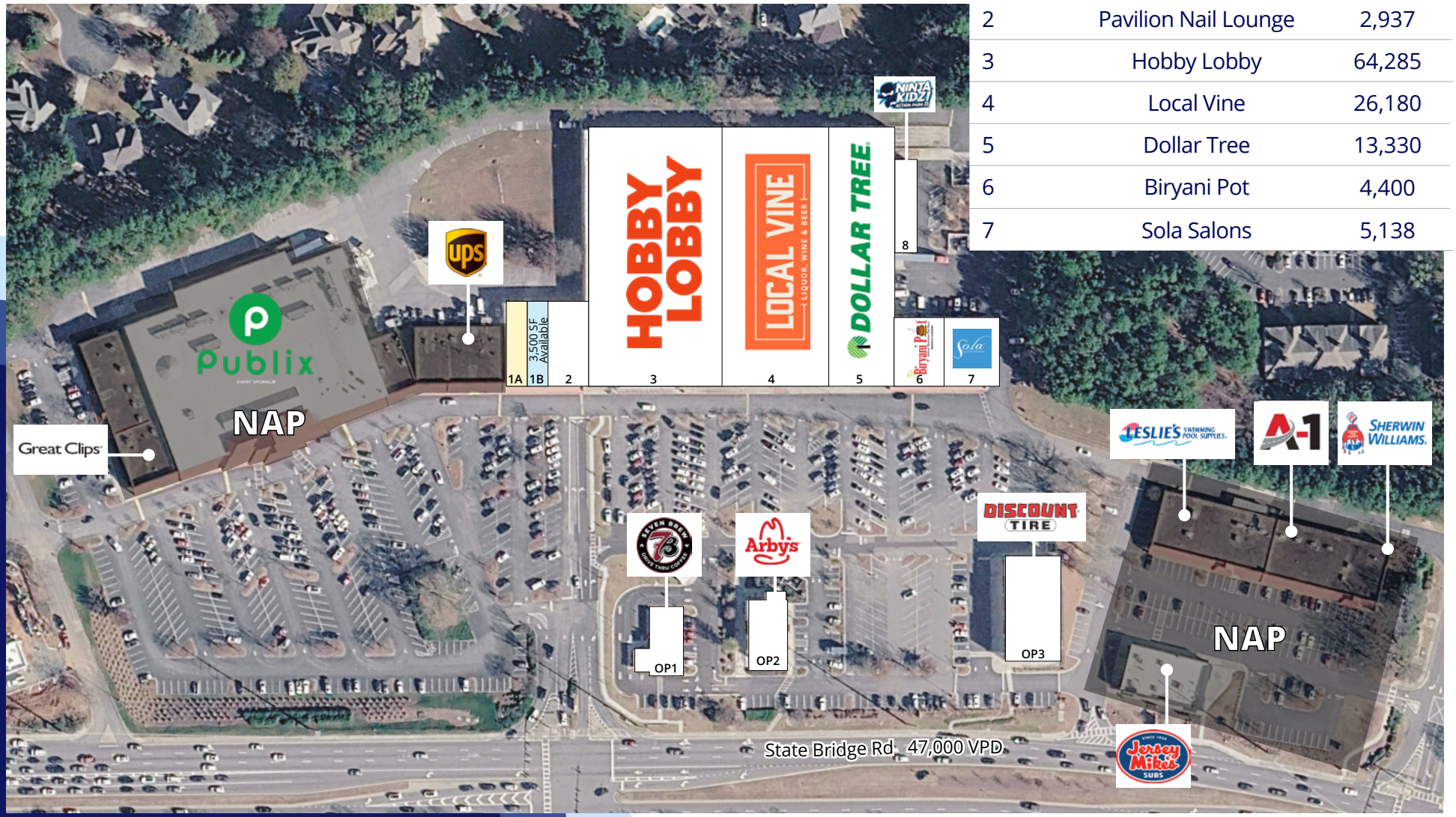
| | |
|---|---|
| Total Population | **1-Mile:** 7,701<br>**3-Mile:** 68,542<br>**5-Mile:** 211,167 |
| Total Households | **1-Mile:** 2,783<br>**3-Mile:** 25,127<br>**5-Mile:** 75,264 |
| Avg. HH Income | **1-Mile:** $175,779<br>**3-Mile:** $173,944<br>**5-Mile:** $174,793 |
| Daytime Population | **1-Mile:** 9,523<br>**3-Mile:** 73,489<br>**5-Mile:** 225,537 |
| Traffic Counts | **47,000 VPD** State Bridge Rd<br>**48,800 VPD** Medlock Bridge Rd |



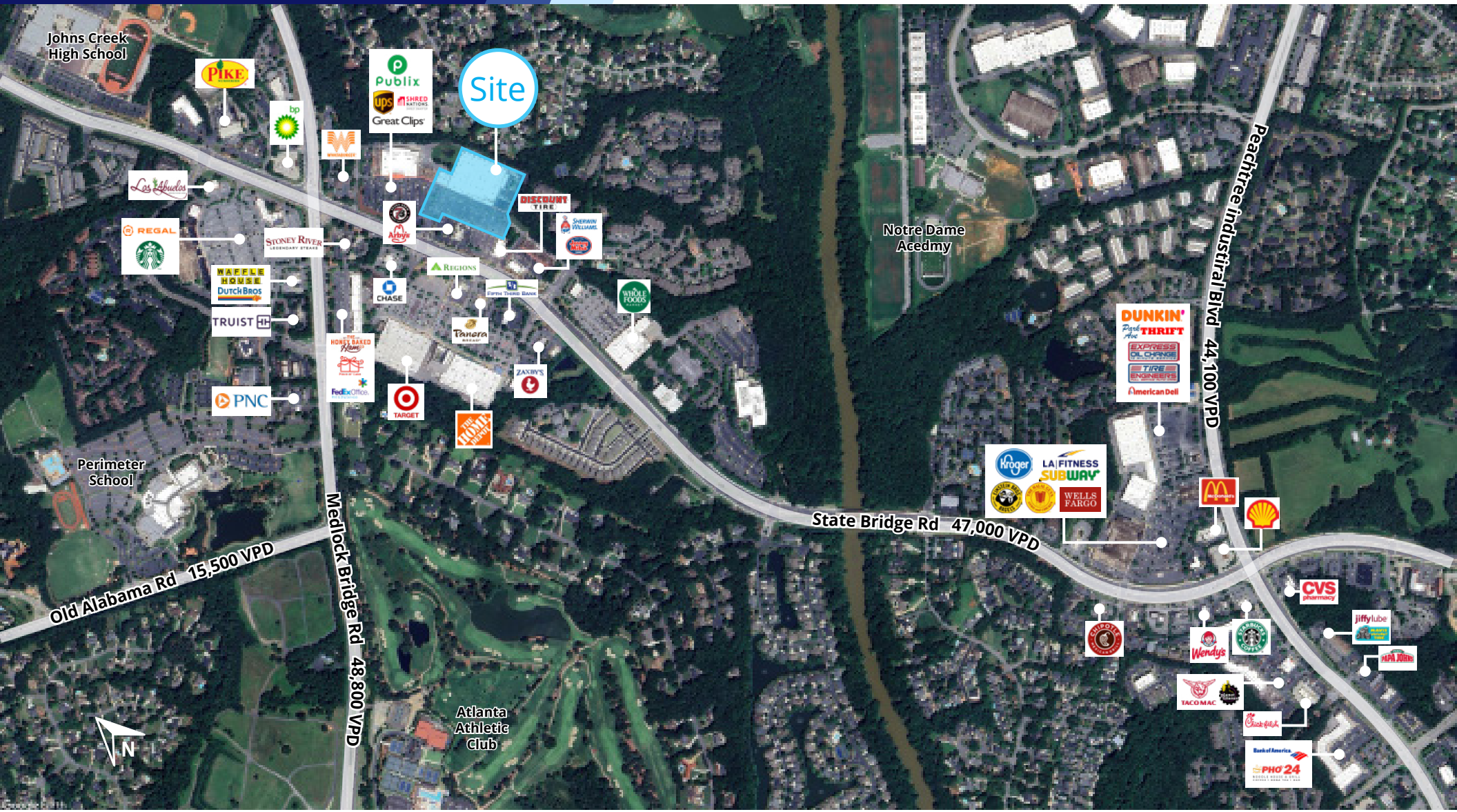



# Site Plan

| Suite | Tenant | SF |
|---|---|---|
| 1A | At Lease | 3,500 |
| **1B** | **AVAILABLE** | 3,500 |
| 2 | Pavilion Nail Lounge | 2,937 |
| 3 | Hobby Lobby | 64,285 |
| 4 | Local Vine | 26,180 |
| 5 | Dollar Tree | 13,330 |
| 6 | Biryani Pot | 4,400 |
| 7 | Sola Salons | 5,138 |



# Trade Area




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