



Colliers

1575 Scenic Hwy

Snellville, GA

Whitney Spangler

+1 404 574 1046
whitney.spangler@colliers.com

David Martos

+1 404 574 1003
david.martos@colliers.com

1575 Scenic Hwy

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

6,343
TOTAL POPULATION

2,007
TOTAL HOUSEHOLDS

\$138,255
AVG. HH INCOME

11,054
DAYTIME POPULATION

3 MILES

73,565
TOTAL POPULATION

23,618
TOTAL HOUSEHOLDS

\$125,911
AVG. HH INCOME

67,795
DAYTIME POPULATION

5 MILES

206,537
TOTAL POPULATION

66,287
TOTAL HOUSEHOLDS

\$113,133
AVG. HH INCOME

175,037
DAYTIME POPULATION

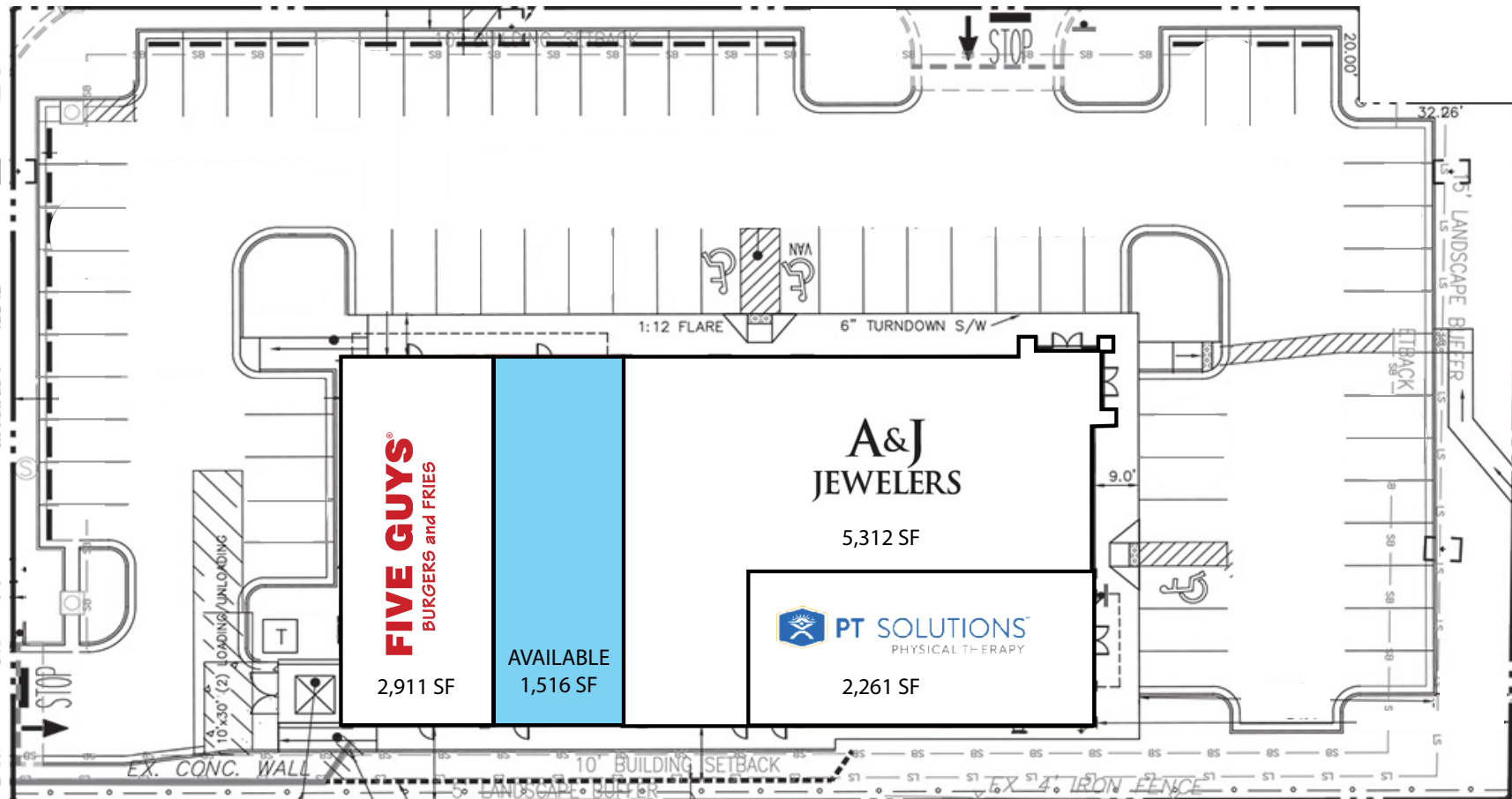
Traffic Counts

42,900 VPD
SCENIC HWY



1575 Scenic Hwy

Site Plan

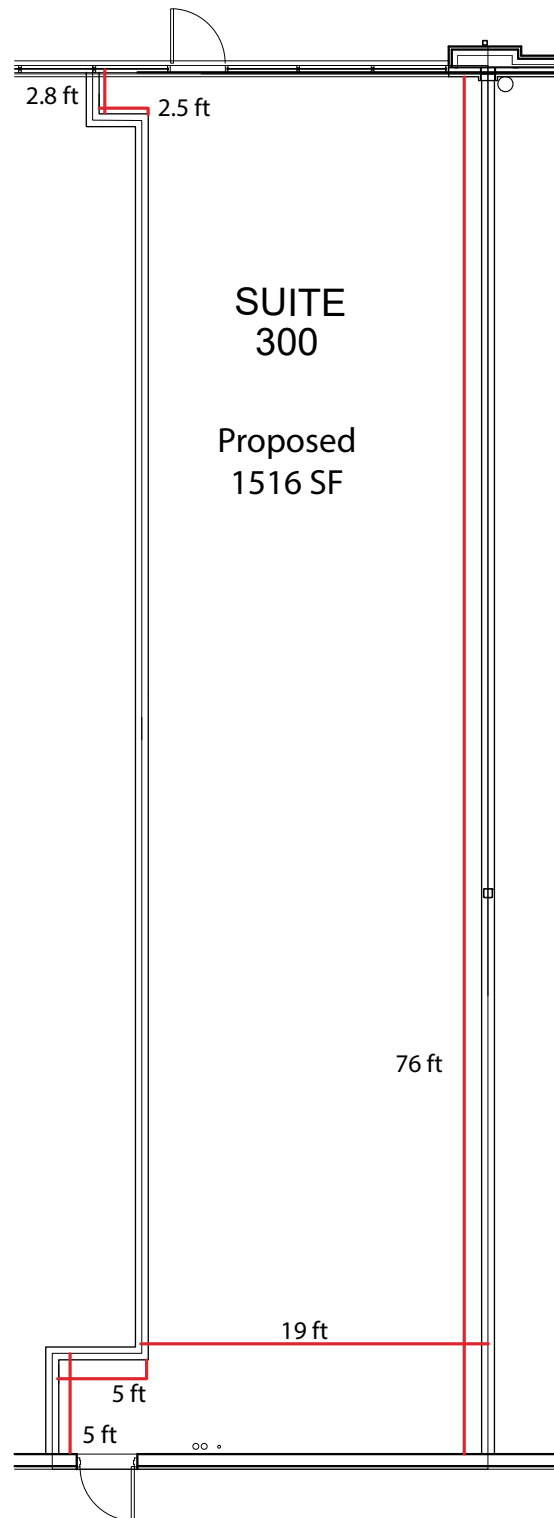


Scenic Hwy S 42,900 VPD

UNIT	TENANT	SF
1	PT SOLUTIONS [®]	2,261
2	A&J JEWELERS	5,312
3	AVAILABLE	1,516
4	FIVE GUYS [®]	2,911

1575 Scenic Hwy

Floor Plan



1575 Scenic Hwy

Trade Area

