






NEW DEVELOPMENT OPPORTUNITY

2229 SCENIC HIGHWAY S, SNELLVILLE, GEORGIA 30078



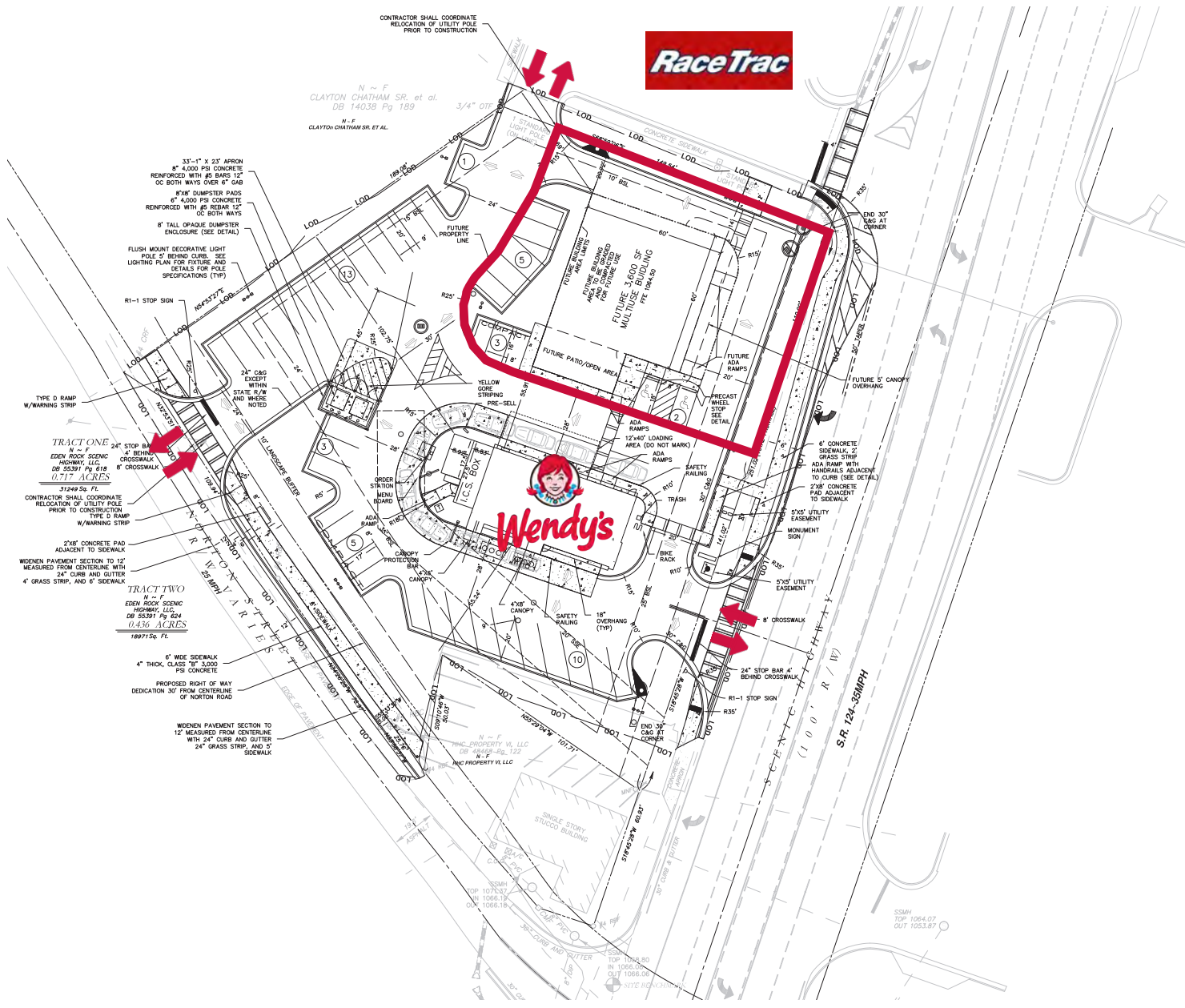
- New development opportunity with drive-thru in the heart of Snellville near the intersection of Scenic Hwy (GA-124) and US-78, a main commuter route into Atlanta
- Excellent visibility from Scenic Hwy and multiple access points from Scenic Hwy (GA-124), RaceTrac and Norton Road
- 0.45 acre with freestanding building + drive-thru option up to 3,600 SF with designated parking and pylon signage

 POPULATION	 AVG HH INCOME	 TRAFFIC
154,125	\$ 96,151	55,400 VPD

*10 MIN DRIVETIME | STI POPSTATS | GDOT



SITE PLAN





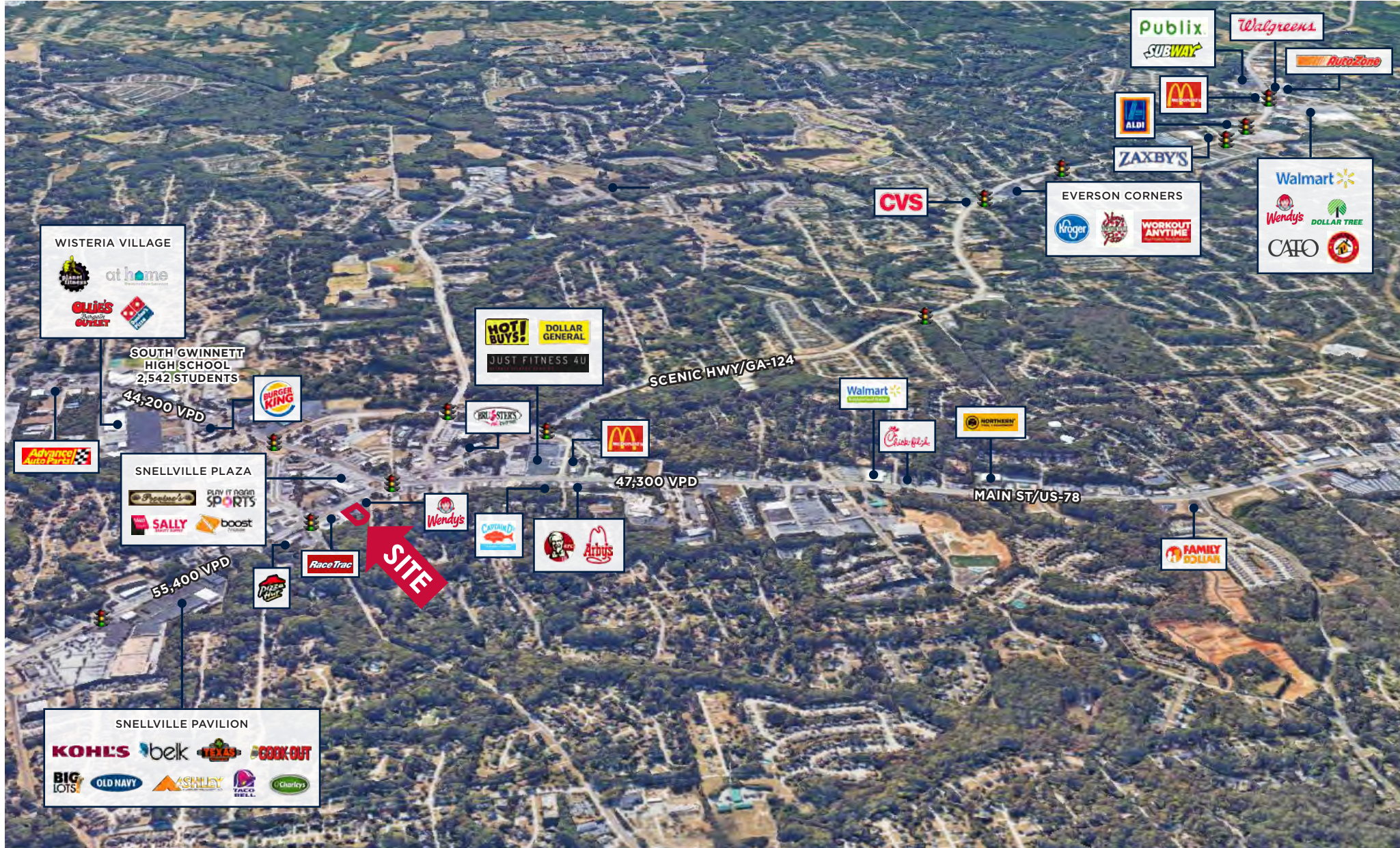


AERIAL FACING NORTH



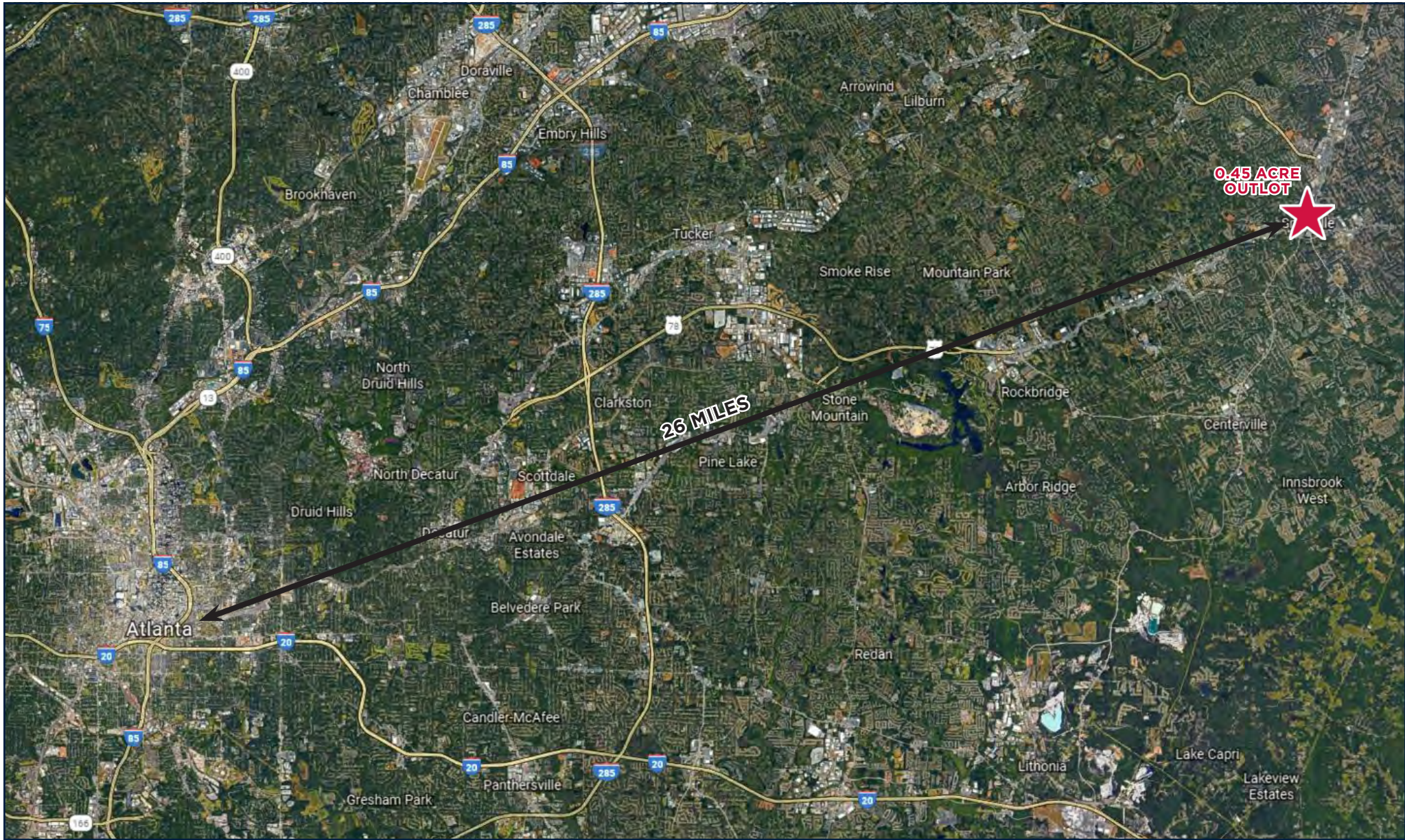


AERIAL FACING SOUTH



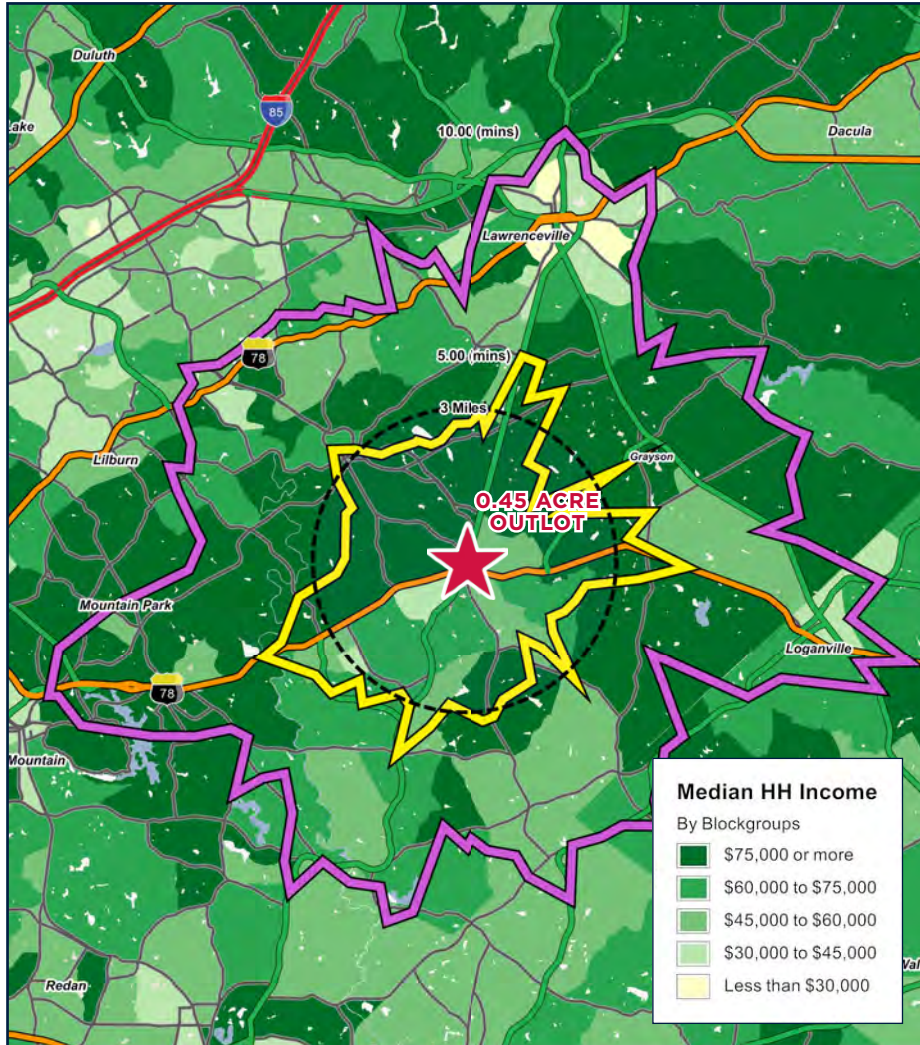


ATLANTA MARKET AERIAL



BILL READ | 404.307.2116 | BILL.READ@RETAILSPECIALISTS.COM | RETAILSPECIALISTS.COM | ATLANTA • BIRMINGHAM

NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NO LIABILITY FOR ERROR OR OMISSIONS.



2229 Scenic Hwy Sw Snellville, GA		3 Miles	5.00 (mins)	10.00 (mins)
POPULATION	2019 Estimated Population	57,690	29,464	154,125
	2024 Projected Population	64,259	32,742	172,359
	2010 Census Population	53,003	26,067	139,182
	2000 Census Population	46,362	23,866	107,132
	Projected Annual Growth 2019 to 2024	11.39%	11.13%	11.83%
	Historical Annual Growth 2010 to 2019	8.84%	13.03%	10.74%
2019 Median Age	39.7	40.3	38.3	
HOUSEHOLDS	2019 Estimated Households	19,378	10,290	51,268
	2024 Projected Households	21,596	11,444	57,354
	2010 Census Households	17,807	9,099	20,773
	2000 Census Households	15,116	8,311	35,147
	Projected Annual Growth 2019 to 2024	11.45%	11.21%	11.87%
	Historical Annual Growth 2010 to 2019	8.82%	13.09%	10.84%
INCOME	2019 Estimated Average Household Income	\$91,626	\$87,995	\$89,024
	2019 Estimated Median Household Income	\$72,041	\$67,742	\$72,435
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1,032	552	3,582
	2019 Estimated Some High School (Grade Level 9 to 11)	1,666	842	5,098
	2019 Estimated High School Graduate	8,769	4,765	22,331
	2019 Estimated Some College	8,588	4,600	21,470
	2019 Estimated Associates Degree Only	3,837	2,034	9,940
	2019 Estimated Bachelors Degree Only	9,498	4,669	24,483
2019 Estimated Graduate Degree	3,630	1,698	9,968	
BUSINESS	2019 Estimated Total Businesses	1,493	1,133	3,766
	2019 Estimated Total Employees	20,843	16,633	50,596
	2019 Estimated Daytime Population	53,439	39,067	147,628