

SCENIC HWY
HWY 124
42,000



Publix

AMC
THEATRES

Bath
& Body
Works

ROSS
DRESS FOR LESS

Panera
BREAD

Office
DEPOT



124

AspenDental

ZAXBY'S



Freddy's
FROZEN CUSTARD &
STEAKBURGERS



124

SITE #1
2.0 ACRES

SITE #2
1.7 ACRES

OUTBACK
STEAKHOUSE



FirstWatch
The Daytime Café

FIREHOUSE
SUBS

GameStop
power to the players

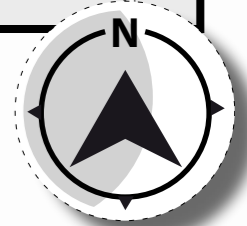
PHARR ROAD
6,700 VPD



Hampton
Inn
by Hilton



FOR LEASE
OUT PARCELS
Available
3.7 ACRES



Park Place
SNELLVILLE

SNELLVILLE, GA

1945 Pharrs Rd Snellville, GA 30078

PRIME
OUT PARCELS
AVAILABLE

RICHARD SWOPE
Direct: 678-689-0397
rswope@swopedethomas.com

Ronnie DeThomas
Direct: 678-689-0398
Mobile: 404-307-2636
rdethomas@swopedethomas.com

Jeremy Yarbrough
Direct: 678-689-0395
Mobile: 770-815-1153
jyarbrough@abernathytimerlake.com

SNELLVILLE, GA OVERVIEW



Snellville is conveniently located in Gwinnett County, approximately 18 miles east of Atlanta and 45 miles west of Athens at the intersection of U.S. Highway 78 and Georgia Highway 124. Snellville has created a broad economic base by expanding its professional job market and cultural amenities through a new economic development strategy. The City has a long standing tradition of being a close knit community with a strong quality of life while creating a sustainable future.

GWINNETT COUNTY HIGHLIGHTS

Gwinnett County is a county in the north central portion of Georgia. With a population of $\pm 907,135$, it is the second-most populous county in Georgia. Its county seat is Lawrenceville. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwannee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It also host many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.



AREA HIGHLIGHTS

The City of Snellville is committed to supporting businesses in Snellville as they realize a new vision for the city. The Park Place Snellville Properties are positioned in the main retail corridor surrounded by many other national retailers. The properties are strategically positioned between Target and a Walmart anchored center, in addition they are in close proximity to Sams Club and a life-style center, The Shoppes at Webb-Gin. Park Place is located on the main north-south highway, Scenic Highway and Pharrs Road. Both properties are **located between the intersections of Ronald Reagan Parkway and Sugarloaf Parkway**, which both have high traffic counts. Scenic Highway (GA SR 124) is the main commercial corridor for the suburb and is lined with retailers (Presidential Markets, Snellville Crossing, Presidential Commons, etc.) to the north and south. **Both Park Place properties sit in the middle of it all!** Businesses are thriving along the Scenic Highway (GA SR 124) commercial zone, which is the #1 retail node east of I-85 in Atlanta and one of the largest stretches of shopping in Gwinnett County. The immediate area also boasts a strong residential community with average household incomes of just over \$133,142 within a 1-mile radius of the property, making Snellville one of the strongest demographic areas in the Atlanta area. According to the U.S. Census, Snellville's population has risen approximately 30% in recent years. The area is supported with a vast amount of employment and residents. In Snellville, the Eastside Medical Center (0.2 miles) is a 310-bed, full-service, acute-care medical center with nearly 1,200 employees and 450 affiliated physicians. Additionally, many people live in the upscale suburb of Snellville for its easy commute to Atlanta for work and recreational activities. The Snellville Loop (Snellville East-West Connector) concept was developed as a loop road connecting US 78 west of Snellville with GA SR 124 (Scenic Highway) north of Snellville. SR 124 begins at an intersection with I-20/US 278/SR 12 in Lithonia, in DeKalb County. To the northeast, it crosses into Gwinnett County and, immediately, crosses over the Yellow River. Southwest of Snellville, it meets SR 264. In town, it intersects US 78/SR 10 and then, the Ronald Reagan Parkway. Scenic Square is located near the main intersection of Ronald Reagan Parkway and SR 124.

SURROUNDING RETAIL

THE SHOPPES

A T W E B B G I N



Eastside Medical Center



PROPERTY HIGHLIGHTS

»» **Superior Access** – Both Properties have multiple points of access from Scenic Highway and Pharrs Road.

» **Visibility** – Both out-parcels are at road grade and have favorable visibility from Scenic Highway and Pharrs Road.

» **Superior Location Within The Trade Area** – Park Place is located in the heart of Scenic Hwy shopping district in Snellville, Ga. Park Place will draw from the trade area's generators such as Target, Super Wal-Mart, Sam's Club, The Shoppes at Webb Gin, Kroger, Publix, Home Depot, Lowes and other major retailers.



AREA HIGHLIGHTS

» **High Population Density** – 30% Population Growth - There is an abundant population of 314,571 people located within a 7 mile radius.

» Popular, **Upscale Growing Suburb of Atlanta:** Average Household Incomes Above \$133,142 (1-Mile Radius)

» **High Traffic Counts** of 42,000 VPD & High Visibility: Convenient Location Near Main Intersection (0.2 Miles) of Ronald Reagan Parkway & Scenic Highway (SR 124)

» **Desirable Parcels** Strategically Positioned in Main Retail Corridor: Surrounded by National Retailers (Between Sam's Club, Wal-Mart, Target, and The Shoppes at Webb Gin)

» **Major Surrounding Area Employers,** Vast Amount of Employments in the Region and Third Largest Concentration of Fortune 500 Companies

» **Employment Centers** - Eastside Medical Center is directly across the street. Eastside has 310 beds and employs approximately 1,200 employees.

» **Dominant Retail Corridor:** Situated within #1 retail node east of I-85 in Atlanta which encompasses more than 5.4 MSF of retail space. The surrounding area includes the Shoppes at Webb Gin, a 333,795-square-foot lifestyle center immediately adjacent to the site.

» **New Grove Development in Snellville.**



THE GROVE

AT TOWNE CENTER



The City of Snellville will be commencing construction this fall on The Grove, which is located just over a mile north from Park Place via Scenic Hwy or North Road.

Plans call for an 18-acre development with a 2-story building with up to 34,000 square feet of commercial/retail/office/restaurant and event space, 86,200 square feet of commercial/retail/office and restaurant space, 429 multifamily units and a public library.

[Click here for more information.](#)



PROPERTY SUMMARY



SITE #1
2.0 Acers



SITE #2
1.7 Acers



124 Scenic Hwy. - Hwy 124	44,300 VPD
Intersection of Hwy 124 and Pharrs Road	42,000 VPD
Pharrs Road	6,700 VPD
At the Intersection of Ronald Reagan Parkway & Hwy 124	52,400 VPD



RETAIL CENTER OF GRAVITY
Over 2 Million Shoppers Per Year



LOCATED NEAR RESIDENTIAL & SCHOOLS



MAJOR STREET WITH TRAFFIC FLOW



PRIME RETAIL DESTINATION



LARGE POPULATION DRAW FROM LAWRENCEVILLE & SNELLVILLE



LOCATED NEAR EMPLOYMENT OPPORTUNITIES



GREAT VISIBILITY AND ACCESS
Multiple Access points from North Road or Scenic Hwy.



SIGNALIZED INTERSECTION

DEMOGRAPHIC PROFILE

POPULATION

1 MILES 3 MILES 5 MILES

2020 Estimated Population	5,775	68,751	188,559
2025 Projected Population	5,999	71,851	197,935
Projected Annual Growth (2020-2025)	224 - 0.8%	3,100 - 0.9%	9,376 - 1.0%

HOUSHOLDS

2020 Estimated Households	1,944	22,233	60,559
2025 Projected Households	2,016	23,190	63,461

HOUSEHOLD INCOME

2020 Estimated Average Household Income	\$133,142	\$119,573	\$103,292
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BUSINESS

2020 Estimated Total Businesses	291	2,518	6,512
2020 Estimated Total Employees	3,718	21,306	56,371

MAJOR EMPLOYERS IN SNELLVILLE, GA

Gwinnett County Public School System	20,421
Gwinnett County Government	4,817
Gwinnett County Healthcare System	2,908
Publix	2,700
Wal-Mart	2,215
State of Georgia	2,084
Kroger	1,917
United States Postal Service	1,582
Cisco1	1,530
Fiserv2	1,444



\$119,573

AVERAGE HH INCOME 3 Mile Radius



68,751

POPULATION 3 Mile Radius



22,233

HOUSEHOLDS 3 Mile Radius



1.6%

UNEMPLOYMENT RATE 3 Mile Radius

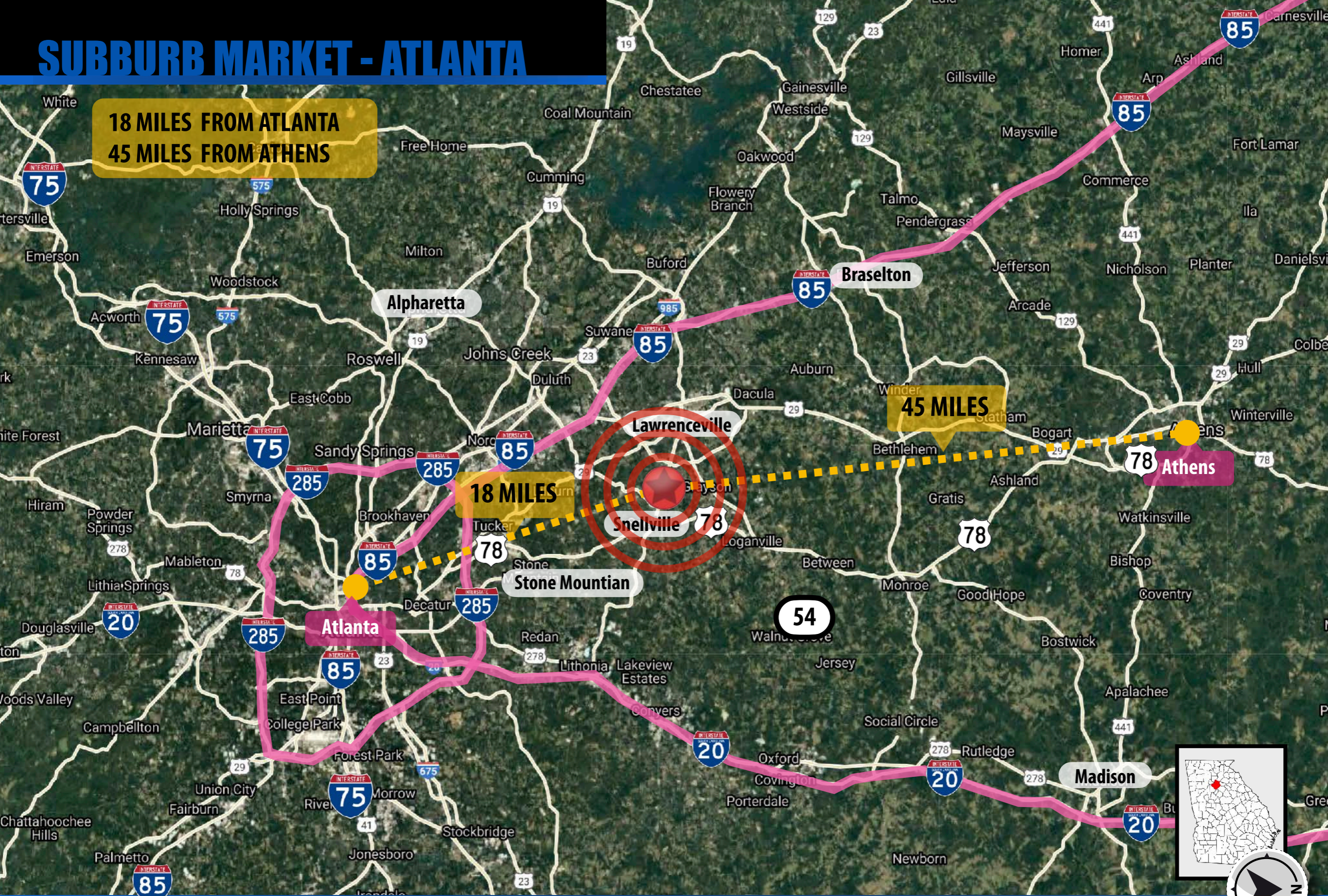


146,556

LABOR FORCE
EDPA.org
5 Mile Radius

SUBBURB MARKET - ATLANTA

18 MILES FROM ATLANTA
45 MILES FROM ATHENS



Park Place
SNELLVILLE

1505 Lakes Parkway,
Suite 190
Lawrenceville, GA 30043

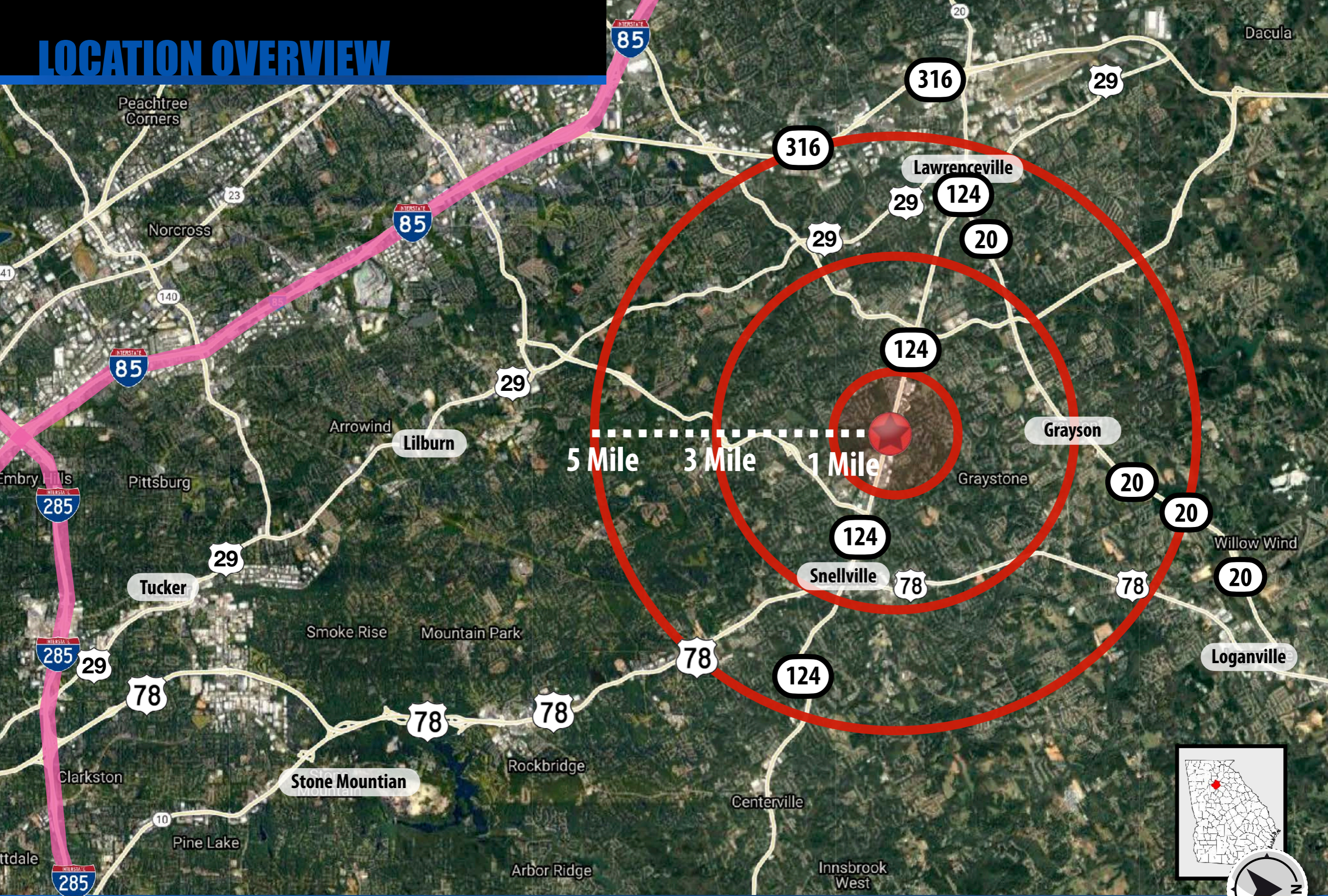
Richard Swope
Direct: 678-689-0397
rswope@swopedethomas.com

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Mobile: 404-307-2636
rdethomas@swopedethomas.com

Jeremy Yarbrough
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Mobile: 770-815-1153
jyarbrough@abernathytimerlake.com

Park Place Snellville
Snellville, GA
1945 Pharrs Rd Snellville, GA 30078

LOCATION OVERVIEW



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SNELLVILLE

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Suite 190
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Snellville, GA **P. 10**
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SURROUNDING MARKET

124

THE SHOPPES AT WEBB GIN

WHITEHOUSE BLACK MARKET CHICO'S VICTORIA'S SECRET LOFT
 MEN'S WEARHOUSE PS A BANK PACSUN
 NEW YORK & COMPANY PLACE HOME DEPOT
 carter's pure barre claire's DSW
 KIRKLAND'S sleep number orange theory YOUR DIL
 H&M Justice SPROUTS

SUNTRUST ANSLEY BEST BUY Stein Mart
 Tuesday Morning buybuy BABY Pier 1 imports
 HomeGoods Kroger Sport Clips
 THE HOME DEPOT Hampton EUROPEAN WAX CENTER CHIROPOT
 OUTBACK STEAKHOUSE Arby's tropical CAFE LOWE'S
 NTB JOANN
 petco Steak Shake five BEL'W
 ZOË'S KITCHEN SUPERCUTS MAVIS DISCOUNT TIRE WELLS FARGO
 Chick-fil-eh Academy sam's club
 Olive Garden Walmart SUBWAY

Valvoline QT Michaels
 QuikTrip
 DOLLAR TREE CVS pharmacy
 Checkers COOK-OUT
 Planet Smoothie ExtraSpace Storage
 goodwill verizon T Sprint
 OLD NAVY JORDAN MILES TEXAS
 belk KOHL'S
 ULTA rue21 RACK ROOM SHOES
 the Vitamin Shoppe TACO BELL
 U-HAUL MATTRESS FIRM
 BIG LOTS! Ashley metro

REGIONS CHASE CATIO
 LANE BRYANT PACIFIC ASPEN DENTAL
 Marshalls TJ-maxx ROSS target
 Walgreens GNC CVS pharmacy
 AMC LA FITNESS BED BATH & BEYOND
 Publix Bath & Body Works Great Clips
 InTown SUITES ME MATTRESS FIRM Original
 Office DEPOT OfficeMax PET SMART Panera M&M'S
 Applebee's FirstWatch ZAXBY'S Freddy's ROCKER MARKET
 Starbucks Chick-fil-eh MCDONALD'S POPEYES PANDA EXPRESS
 DEL TACO Pizza Hut SUBWAY
 FIREHOUSE SUBS JJ SHOE CARNIVAL
 Party City Hallmark BEETLE FROG AT&T Sprint

SHERWIN-WILLIAMS Firestone
 Arby's MCDONALD'S Chick-fil-eh
 Kentucky Fried Chicken CAPTAIN D'S Waffle House Walmart
 Curves Great Expressions LA QUINTA
 NORTHERN TOOL & EQUIPMENT TEXACO
 Pizza Hut DOLLAR GENERAL
 United Community Bank BB&T CITGO
 WAFFLE HOUSE Shell PLAY IT AGAIN SPORTS
 SALLY BEAUTY cricket
 RaceTrac BRU-STER'S
 jiffy lube Bank of America
 SMOOTHIE KING RENASANT BANK MARATHON

SNELLVILLE

Advance Auto Parts AutoZone
 Pep Boys BURGER KING QT QuikTrip
 HAVERTYS TEXACO
 DUNKIN' SUBWAY
 WAFFLE HOUSE PNC mellow MUSHROOM
 CVS pharmacy planet fitness WELLS FARGO
 at home Domino's Bank OZK
 CITGO THEATRES burn boot camp QUIK'S OUTLET



Map data ©2020 Imagery ©2020 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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SITE AERIAL - MARKET OVERVIEW

- CHASE CATO
- LANE BRYANT Marshalls
- TJ-maxx ROSS target
- GNC CVS pharmacy
- amc BED BATH & BEYOND Publix
- Bath&BodyWorks Great Clips
- InTown SUITES ME Office DEPOT OfficeMax
- PET SMART Panera Applebees
- Starbucks McDonald's DEL TACO
- Pizza Hut SUBWAY
- SHOE CARNIVAL Party City
- Hallmark BIT ROG AT&T

RESIDENTIAL

RESIDENTIAL

Lawrenceville →

RESIDENTIAL
The Sheridan at Eastside Retirement Community

EASTSIDE MEDICAL CENTER
310 beds
1,200 employees

12STONE CHURCH

124

Walmart

LOWE'S

HomeGoods

BEST BUY

Academy SPORTS+OUTDOORS

Chick-fil-e



OUTBACK STEAKHOUSE

Freddy's STEAKBURGERS

ZAXBY'S

AspenDental

HOME DEPOT

Hampton Inn

124

SCENIC HWY HWY 124
42,000



SITE #1
2.0 ACRES

SITE #2
1.7 ACRES

RESIDENTIAL

- Stearns Mart
- buybuy BABY
- Kroger
- tropical CAFE
- JOANN
- petco
- Steak Shake
- five BELOW
- ZOË'S KITCHEN
- SUPERCUTS



Atlanta ←

SITE AERIAL



SITE #2
1.7 ACRES

SITE #1
2.0 ACRES

PHARR ROAD
6,700 VPD

SCENIC HWY
HWY 124
42,000

124

124

PROPERTY PLAN

Park Place SNELLVILLE



ATLANTA →

← ATHENS

SCENIC HWY (SR 124)
6,700 VPD

PHARRS RD.
6,700 VPD



Park Place
SNELLVILLE

Richard Swope

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