Retail & Restaurant Space | Pre-Leasing

Located at 1160 Scenic Hwy, Lawrenceville, GA 30045, this pad-ready retail sites is in the heart of the Scenic Highway retail corridor. With excellent visibility, dual curb cuts, and signalized access, it's ideal for single-tenant build-to-suit or ground lease users seeking prominent exposure. Surrounded by national retailers and strong daily traffic, this site offers exceptional potential for high-performing retail development.



2,000 - 9,000SF Lawrenceville, GA

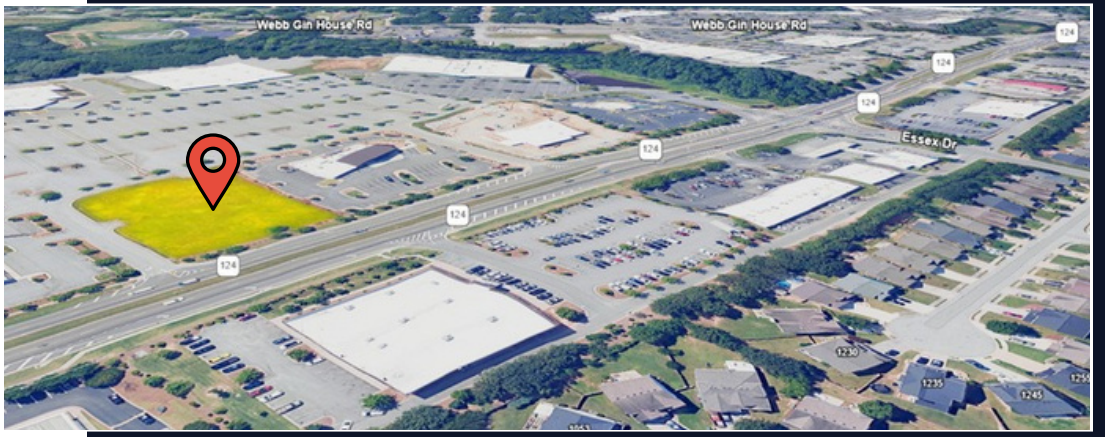
1160 Scenic Hwy, Lawrenceville, GA 30045

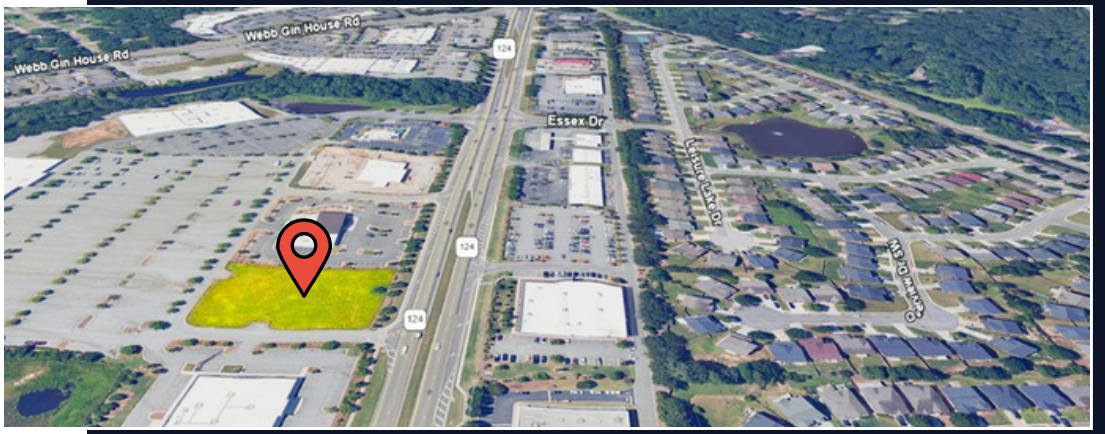
MH COMMERCIAL

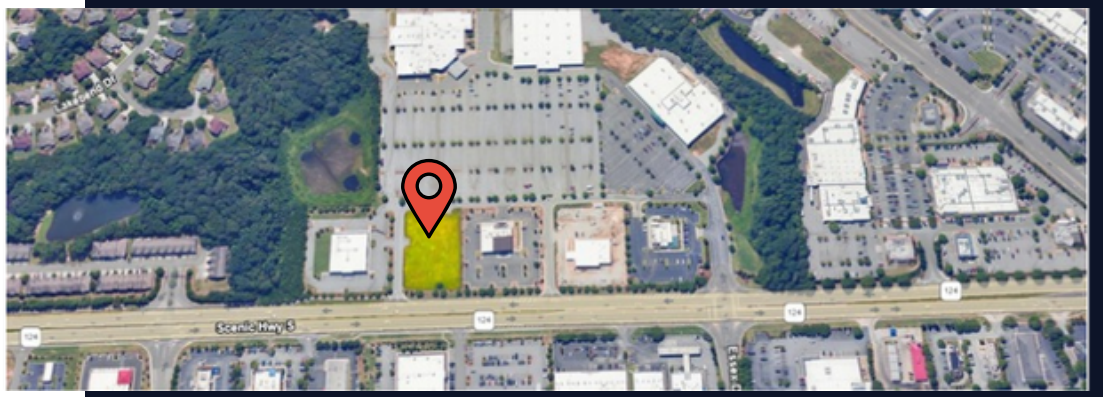
1160 SCENIC HWY, LAWRENCEVILLE, GA 30045

PROPERTY FACTS

- **1.18 AC Outparcel | Zoned C-2**
- **2,000 - 9,000 SF** retail and restaurant spaces available for pre-leasing
- Prime visibility on **Scenic Hwy** (40,600 VPD)
- Excellent access with **2 Curb Cuts** & **Signalized Entrance**
- **Drive-thru** opportunity
- Surrounded by 5.4M+ SF of Retail Space



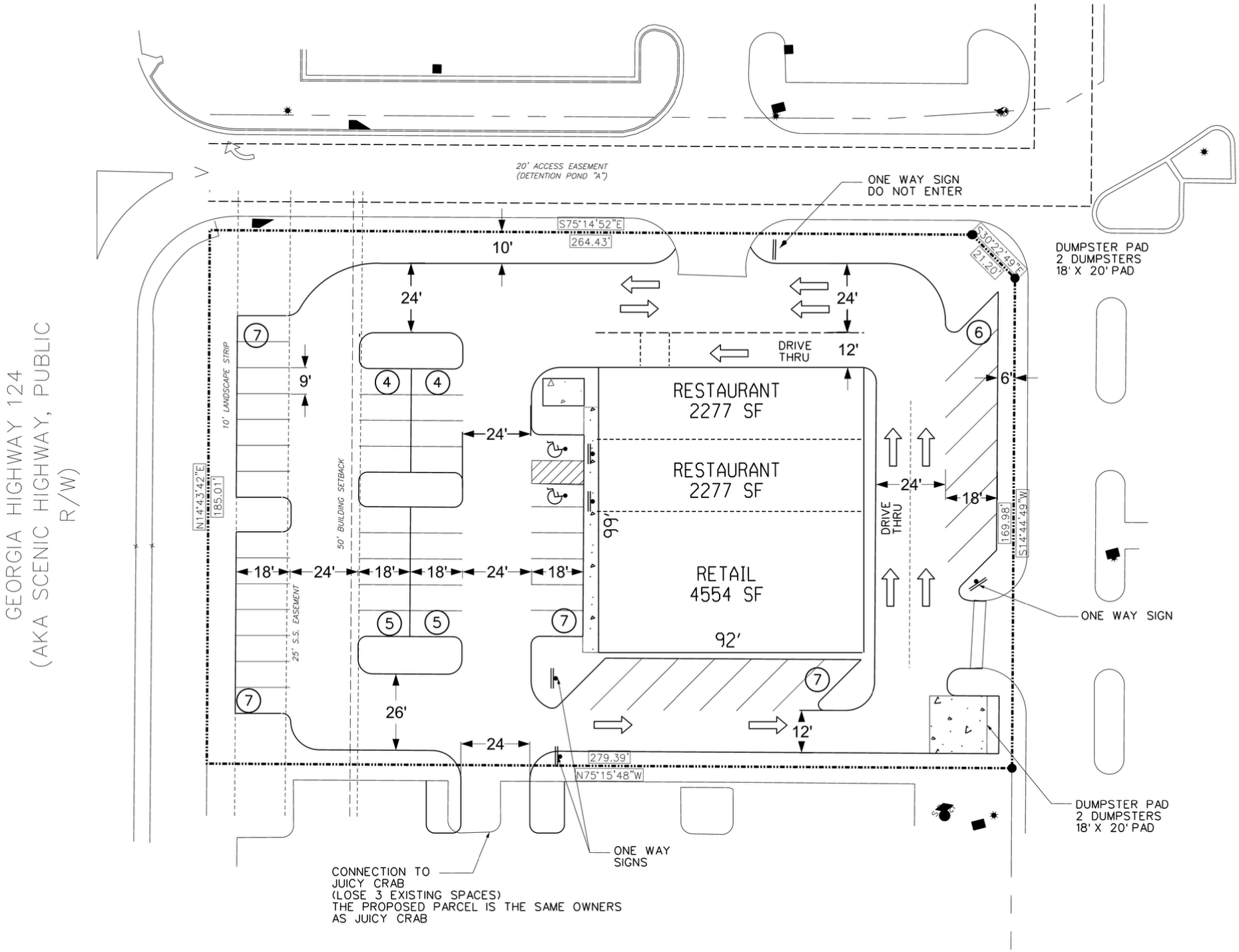




LOCATION OVERVIEW

Snellville Exchange is located in the heart of Scenic Hwy shopping district in Lawrenceville, Ga. The center draws from the trade area's generators such as Target, Super Wal-Mart, Sam's Club, The Shoppes at Webb Gin, Kroger, Publix, HomeDepot , Lowes and other major retailers.

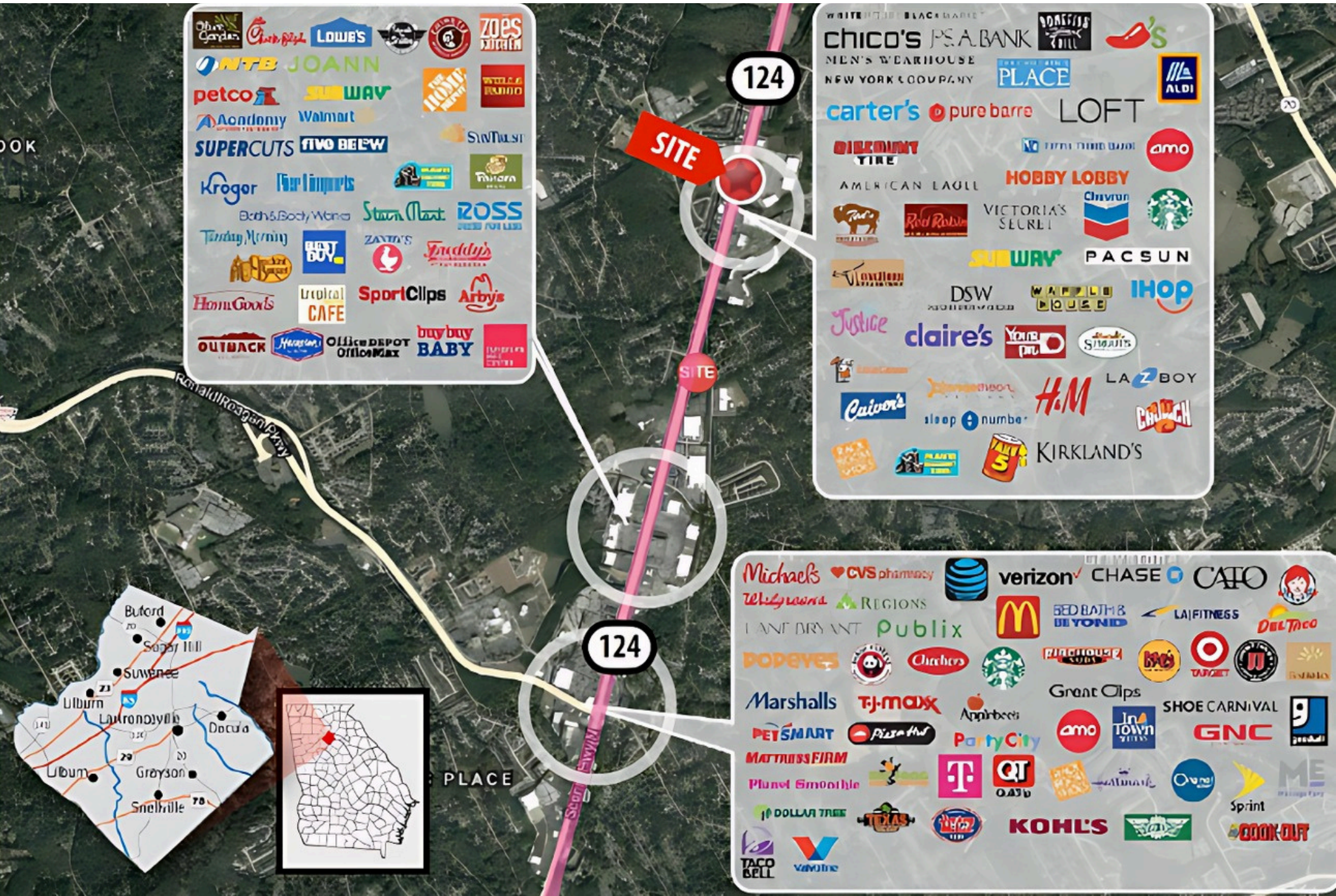
Proposed Floor Plan



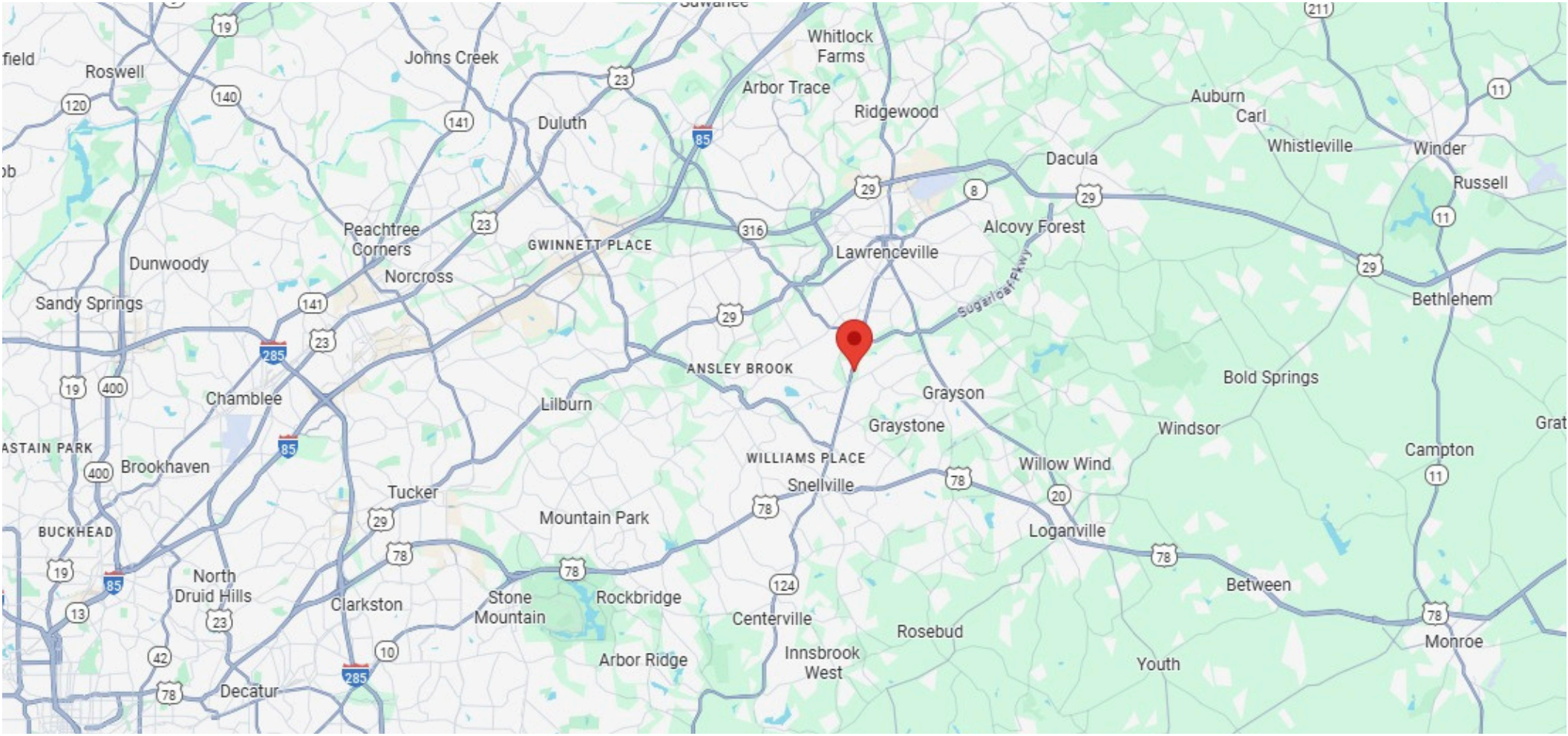
AERIAL MAP


Webb Gin House Rd
urbanAir
ADVENTURE PARK
JIM'N NICK'S
COMMUNITY
BAR-B-Q
TACOS & TEQUILAS
MEXICAN GRILL
The Juicy Crab
Chevron
ALDI
ATL WINGS & THINGS
OASIS
DOMINICAN
HAIR SALON
Italian Pizza
Pie
124
CRUNCH
124
Available
2,000 - 9,000 SF
LA Z BOY
DISCOUNT
TIRE
40,600 Annual Average Daily Traffic (VPD) on Scenic Hwy S 124

BUSINESS MAP



DEMOGRAPHICS



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
6,472	72,650	199,235

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
$101,878	$104,054	$96,685

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,120	24,304	66,783

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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RETAIL & RESTAURANT SPACE PRE-LEASING

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