

Hall Creek Center

5775 Phil Niekro Blvd, Flowery Branch, GA

**RETAIL SPACE
AVAILABLE FOR LEASE**

Available 1,200 SF
Rate \$16 / SF
Type NNN
Term Negotiable

Located in Flowery Branch's thriving retail corridor, this Shell & Circle K anchors a dynamic shopping center surrounded by national brands, popular dining spots, and essential services. Just minutes from Lake Lanier, top-rated schools, and the Atlanta Falcons training facility, the location offers excellent visibility and access. With strong area demographics and ongoing residential growth, it's an ideal setting for businesses looking to thrive in a vibrant, fast-growing community.

Features

- Anchored by Shell/Circle K
- NWQ of I-985 and Phil Niekro Blvd
- Great visibility
- Strong demographics and traffic
- Rent = \$1,600 / month
- NNN = \$503 / month

Traffic Counts

- Phil Niekro Blvd 15,131 VPD
- I-985 SB Exit Ramp 6,911 VPD

2025 Regis Online

Demographics	1 Mile	3 Mile	5 Mile
Population	6,070	32,025	68,117
Households	2,640	11,895	24,901
Avg Household Income	\$95,942	\$135,374	\$125,083

2025 Regis Online

Leasing Information

770-338-2620

leasing@majorsmgmt.com



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Majors Management, LLC

**1255 Lakes Pkwy, #180
Lawrenceville, GA 30043**



Interior—1,200 SF



Parking

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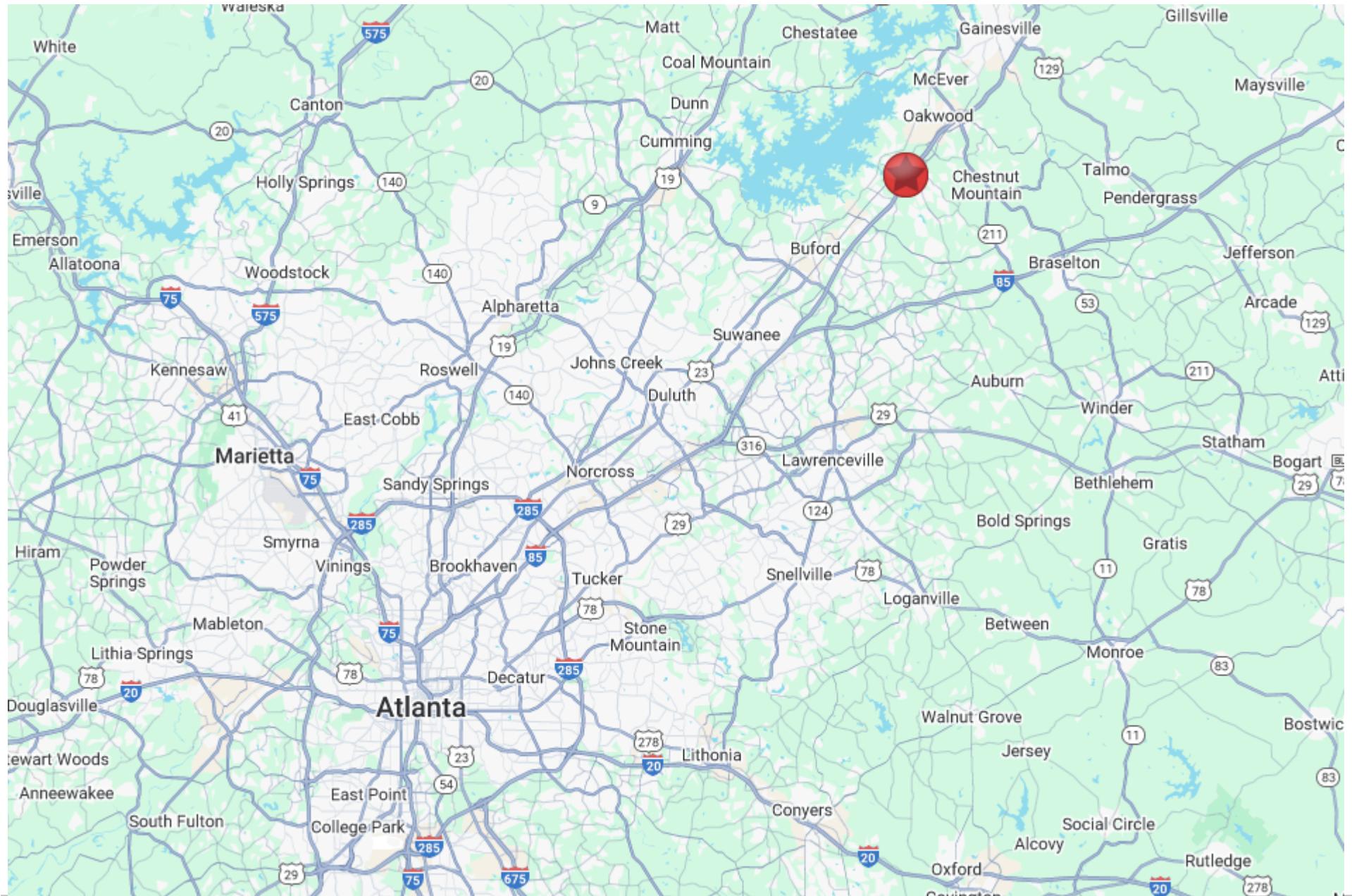


Interior—1,200 SF



Exterior

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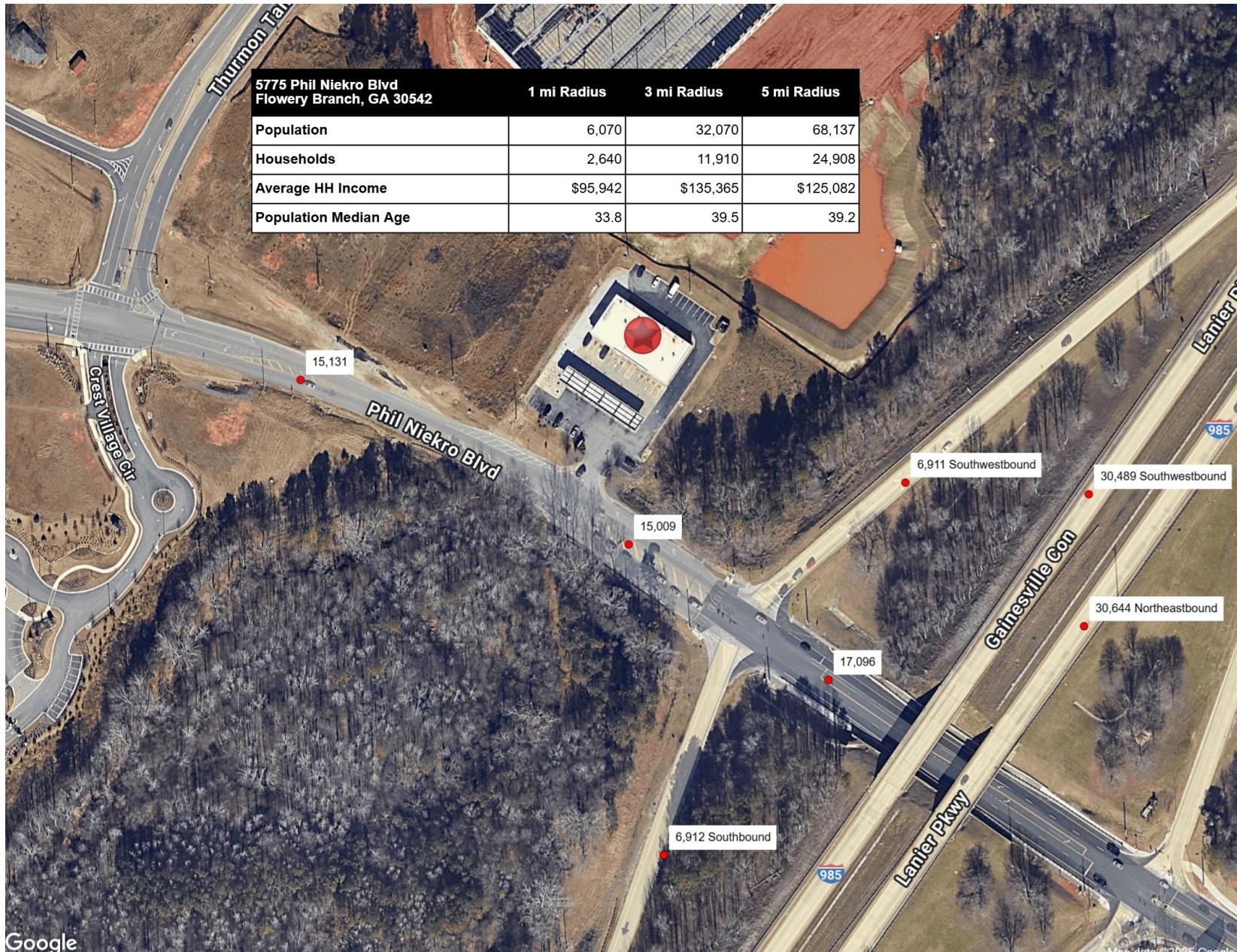
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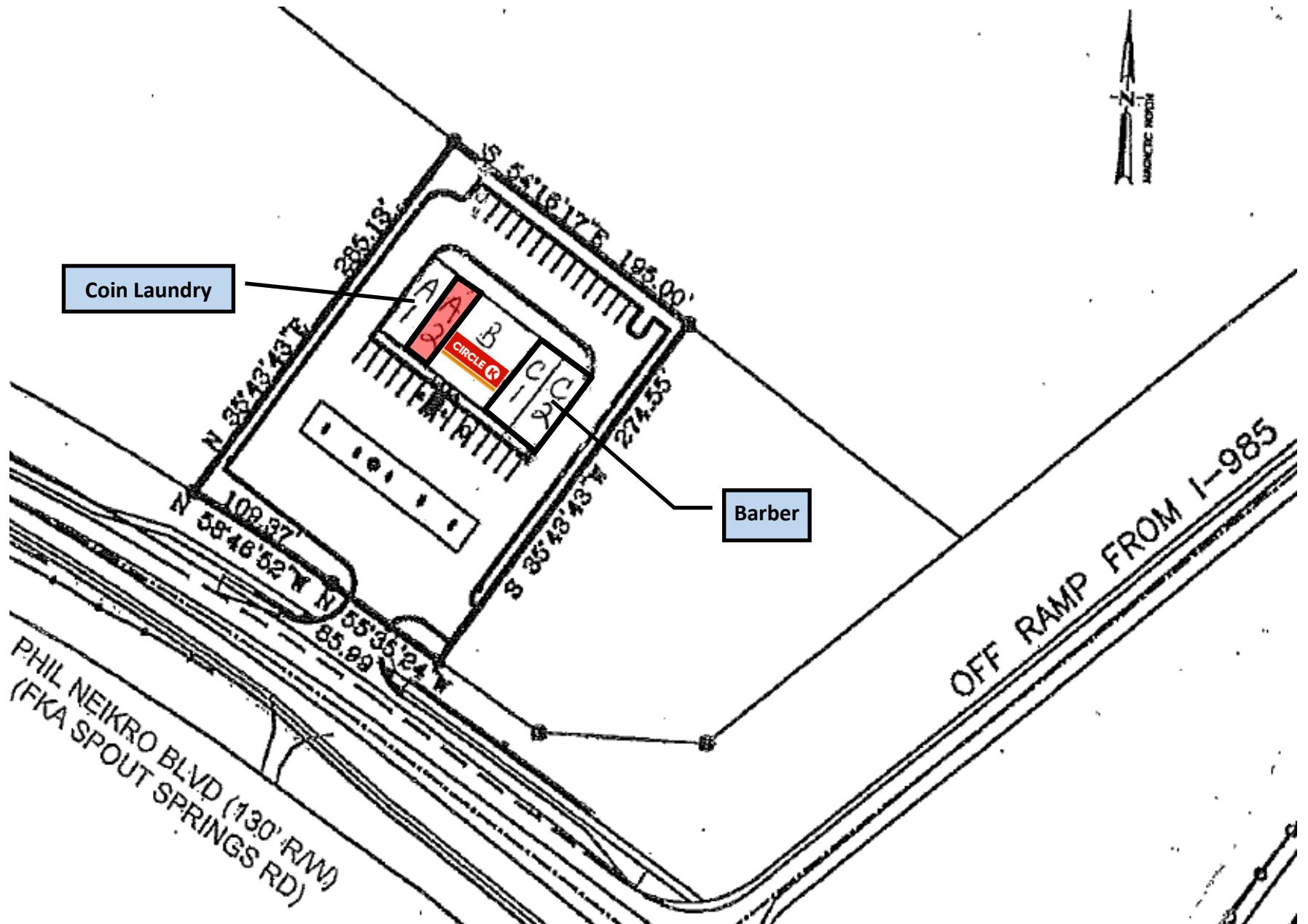
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5775 Phil Niekro Blvd Flowery Branch, GA 30542	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,070	32,025	68,117
2030 Projected Population	7,098	35,466	73,755
2020 Census Population	4,268	26,479	60,153
2010 Census Population	3,503	20,703	48,859
Projected Annual Growth 2025 to 2030	3.4%	2.1%	1.7%
Historical Annual Growth 2010 to 2025	4.9%	3.6%	2.6%
2025 Median Age	33.8	39.5	39.2
Households			
2025 Estimated Households	2,640	11,895	24,901
2030 Projected Households	3,086	13,347	27,329
2020 Census Households	1,831	9,416	21,327
2010 Census Households	1,431	7,391	17,242
Projected Annual Growth 2025 to 2030	3.4%	2.4%	2.0%
Historical Annual Growth 2010 to 2025	5.6%	4.1%	3.0%
Race and Ethnicity			
2025 Estimated White	65.5%	69.4%	67.6%
2025 Estimated Black or African American	12.3%	8.9%	9.3%
2025 Estimated Asian or Pacific Islander	3.7%	4.0%	4.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	18.0%	17.3%	18.3%
2025 Estimated Hispanic	22.4%	21.7%	23.2%
Income			
2025 Estimated Average Household Income	\$95,942	\$135,374	\$125,083
2025 Estimated Median Household Income	\$80,020	\$104,364	\$95,304
2025 Estimated Per Capita Income	\$41,816	\$50,351	\$45,770

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