

PAD SITES AVAILABLE



THREE PAD LOCATIONS IMMEDIATELY AVAILABLE IN

Snellville's 330,000 SF lifestyle center

1350 Scenic Highway, Snellville, GA 30078 (located at the corner of S. Scenic Hwy and Webb Gin House Road)

NORTH PAD

SOUTH PAD







THE SHOPPES AT WEBB GIN

MONICA JOHNSON | COMMERCIAL LEASING

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Grocery-anchored and lifestyle center with over **330,000** square feet of curated retail shops, restaurants, and second level office space. Entrances are located on both S. Scenic Highway and Webb Gin House Road.

retail corridor in the growing, affluent Snellville market outside of Atlanta, GA. Population growth is strong - increasing by nearly 45% since 2000. Over the next five years, projections are for

Anchored by Sprouts, H&M, and Barnes & Noble. The Shoppes at Webb Gin sits on 48 acres in a high density

population to grow an additional 7% in the 3-mile radius. The Shoppes at Webb Gin receives 3.5 million annual visits and with this recent acquisition, CRC is bringing new life to this well established center.

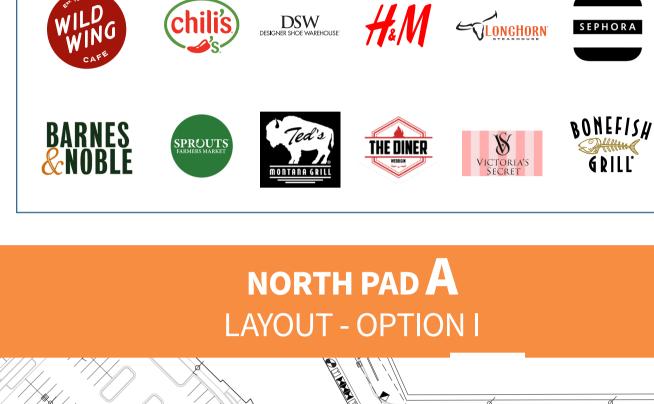
Demographics 1 MILE 3 MILES **5 MILES**

Est. Population 6,894 69,618 191,373 Est. Households 2,328 22,991 62,901

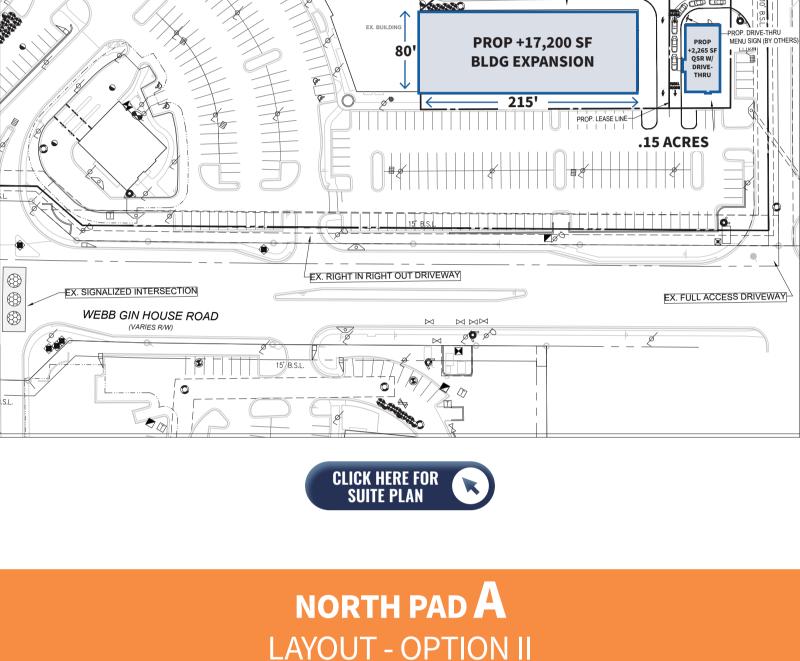
Est. Households	2,320	22,331	02,501
Est. HH Income	\$126,379	\$109,674	\$95,618
Land Area	48.13 Acres		
Zoning	C-2		
Annual Visits	3.5 Million		
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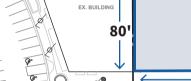






.62 ACRES





.77 ACRES

20 SSE

0

OUTPARCEL 4 PROPERTY AREA (±0.23 AC.)

NO BUILD EASEMENT

PB 118, PG 58

NO BUILD EASEMENT PB 118, PG 58

PROP +23,680 SF

RETAIL BUILDING

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OUTPARCEL PROPERTY

12

(5)

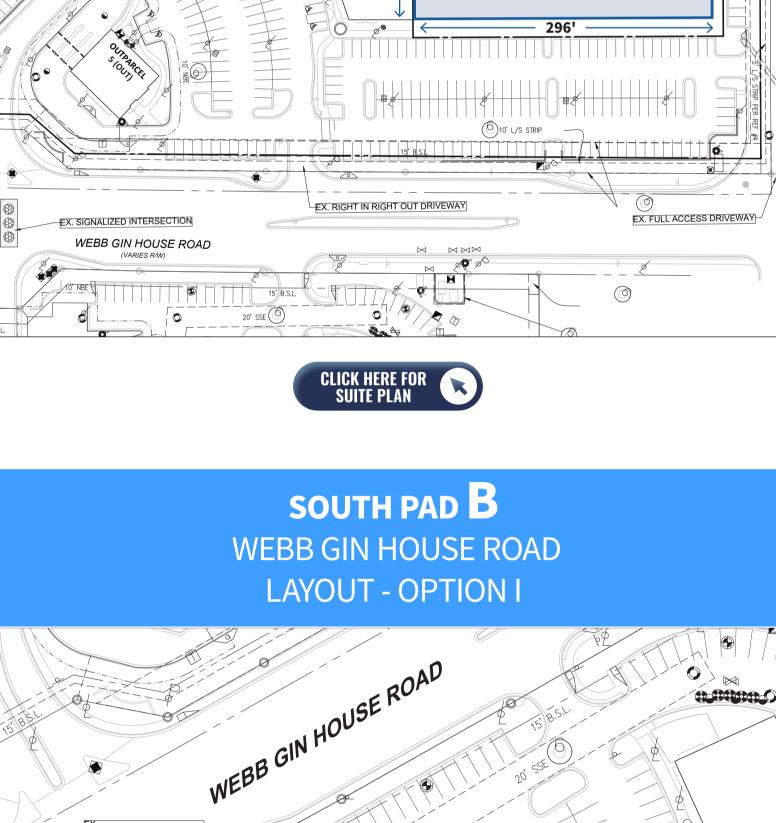
OUTPARCEL PROPERTY

AREA (±0.55 AC.)

(5)

4

AREA (±0.55 AC.)





SOUTH PAD B

WEBB GIN HOUSE ROAD

LAYOUT - OPTION II

WEBB GIN HOUSE ROAD

EX. SIGNALIZED INTERSECTION

₩₩₩

HIGHWAY NORTH

13 PG

5983,

DB

EASEMENT

SLOPE

EASEN.

SLOPE

70'

9

Ø 6

EX. BUILDING

PROP

+6,640 SF **SIT DOWN**

RESTAURANT

SIGNALIZED INTERSECTION

₩₩₩

OUTPARCEL 4 PROPERTY AREA (±0.23 AC.)

CLICK HERE FOR SUITE PLAN

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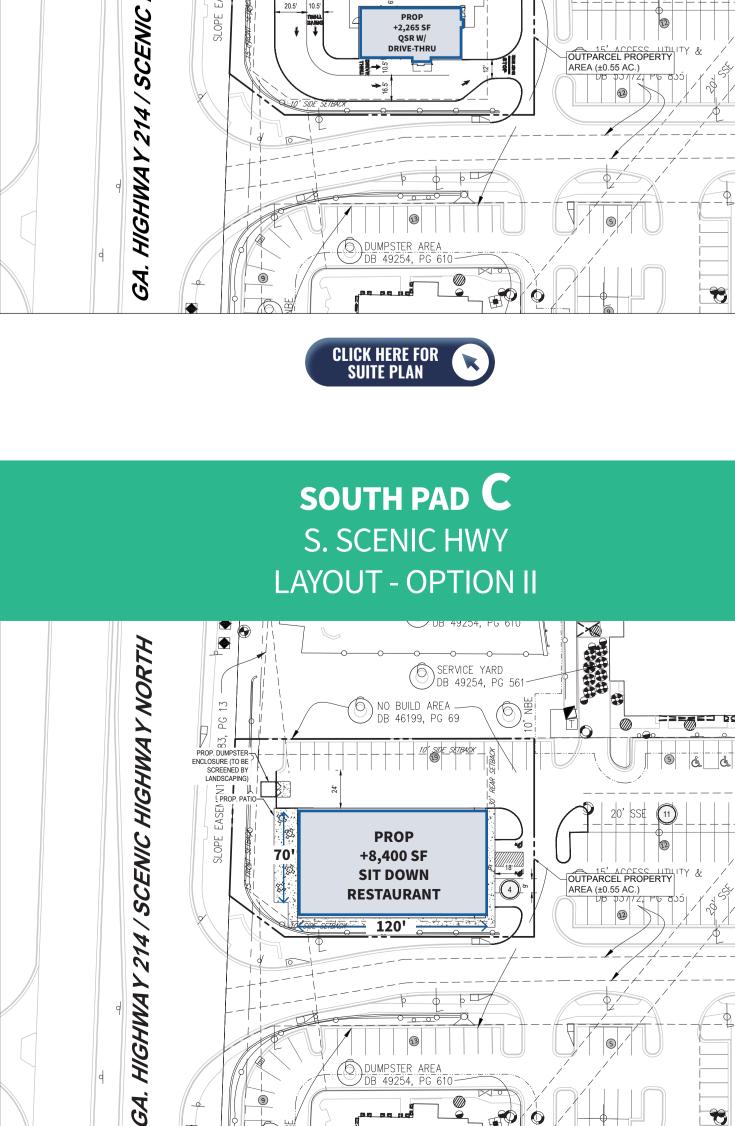
PROP. DRIVE-THRU

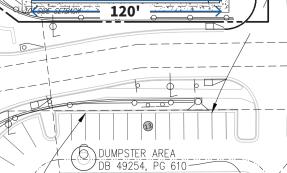
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S. SCENIC HWY LAYOUT - OPTION I SERVICE YARD DB 49254, PG 561 NO BUILD AREA DB 46199, PG 69

+2,265 SF QSR W/

SOUTH PAD C





PROP

+8,400 SF **SIT DOWN**

RESTAURANT





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