

## PROPERTY DETAILS

<b>Address</b>	<b>6050 Singleton Rd Norcross, GA</b>
Total Square Footage	130,512 SF
Out lot Pads	3 pads available Size Subject to Site Plan Approval
Asking Price	GL or Sale Subject to Offer
Anchor	Located adjacent to Kroger
Co-Tenants	Other tenants in Shopping Center include: Youfit Health Club, GNC, Pizza Hut, UPS Store, Benchmark PT  Outparcels include: Kroger Fuel Center, Tires Plus, Fame Beauty Supply
Daily Traffic Counts (VPD)	Singleton Rd: 28,010 Jimmy Carter Blvd: 76,000

## DEMOGRAPHICS

Demographics	HHI	Population
1 miles	\$54,214	20,045
3 miles	\$65,807	117,137
5 miles	\$75,574	256,653



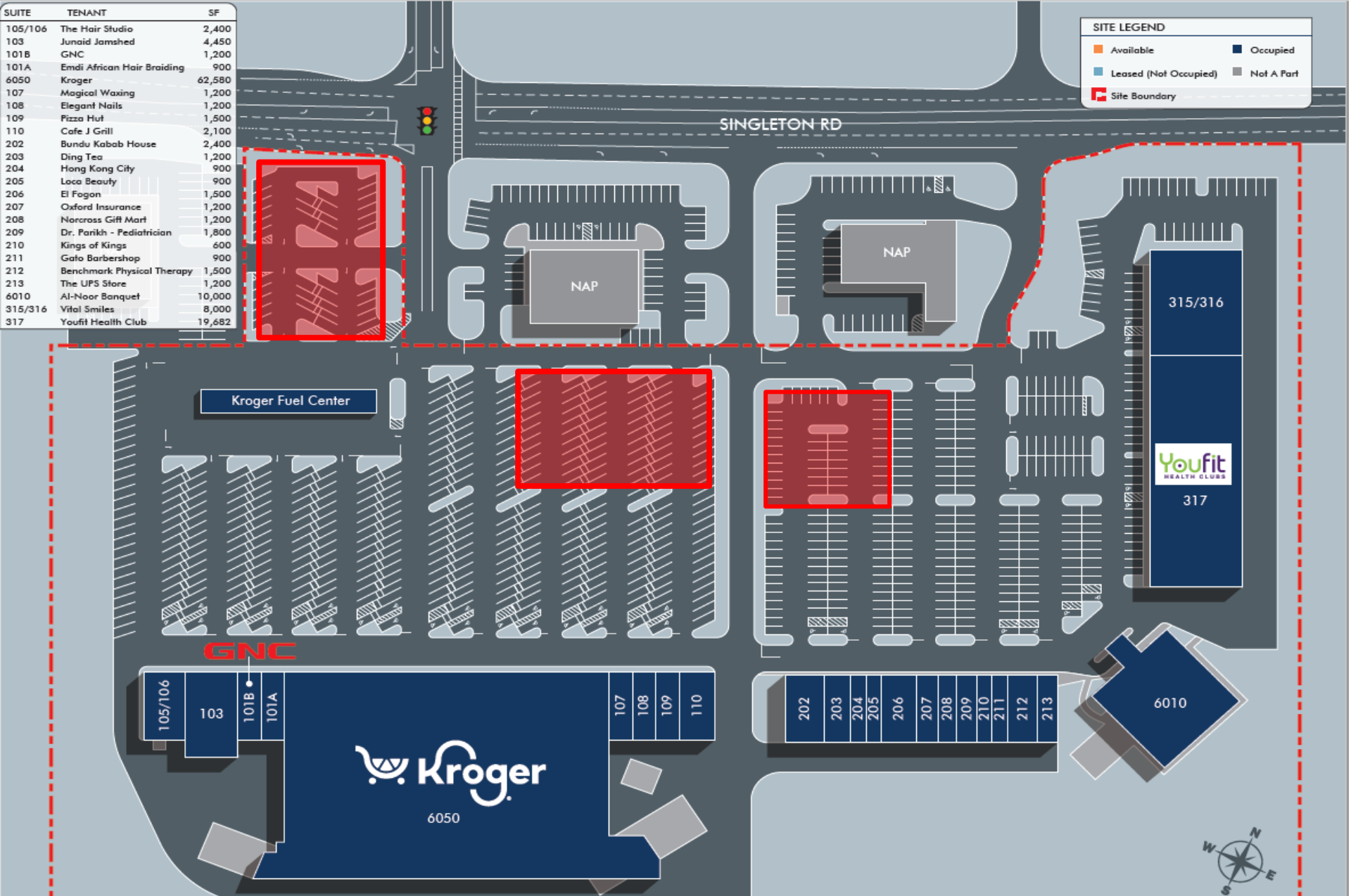
## PROPERTY SUMMARY

Singleton Square is a Kroger-anchored center centrally located in Norcross, Ga less than 1 mile off of I-85. Over 67,000 square feet of retail space adjacent to Kroger, with over 28,000 vehicles per day along Singleton Rd. Up to 3 outparcel pads available for Sale or Ground Lease within the this center. Pricing and sizing of pads are subject to offer with site plan approval. Call for more details.

SUITE	TENANT	SF
105/106	The Hair Studio	2,400
103	Junaid Jamshed	4,450
101B	GNC	1,200
101A	Emdi African Hair Braiding	900
6050	Kroger	62,580
107	Magical Waxing	1,200
108	Elegant Nails	1,200
109	Pizza Hut	1,500
110	Cafe J Grill	2,100
202	Bundu Kabab House	2,400
203	Ding Tea	1,200
204	Hong Kong City	900
205	Loca Beauty	900
206	El Fagon	1,500
207	Oxford Insurance	1,200
208	Norcross Gift Mart	1,200
209	Dr. Parikh - Pediatrician	1,800
210	Kings of Kings	600
211	Gato Barbershop	900
212	Benchmark Physical Therapy	1,500
213	The UPS Store	1,200
6010	Al-Noor Banquet	10,000
315/316	Vital Smiles	8,000
317	Youfit Health Club	19,682

**SITE LEGEND**

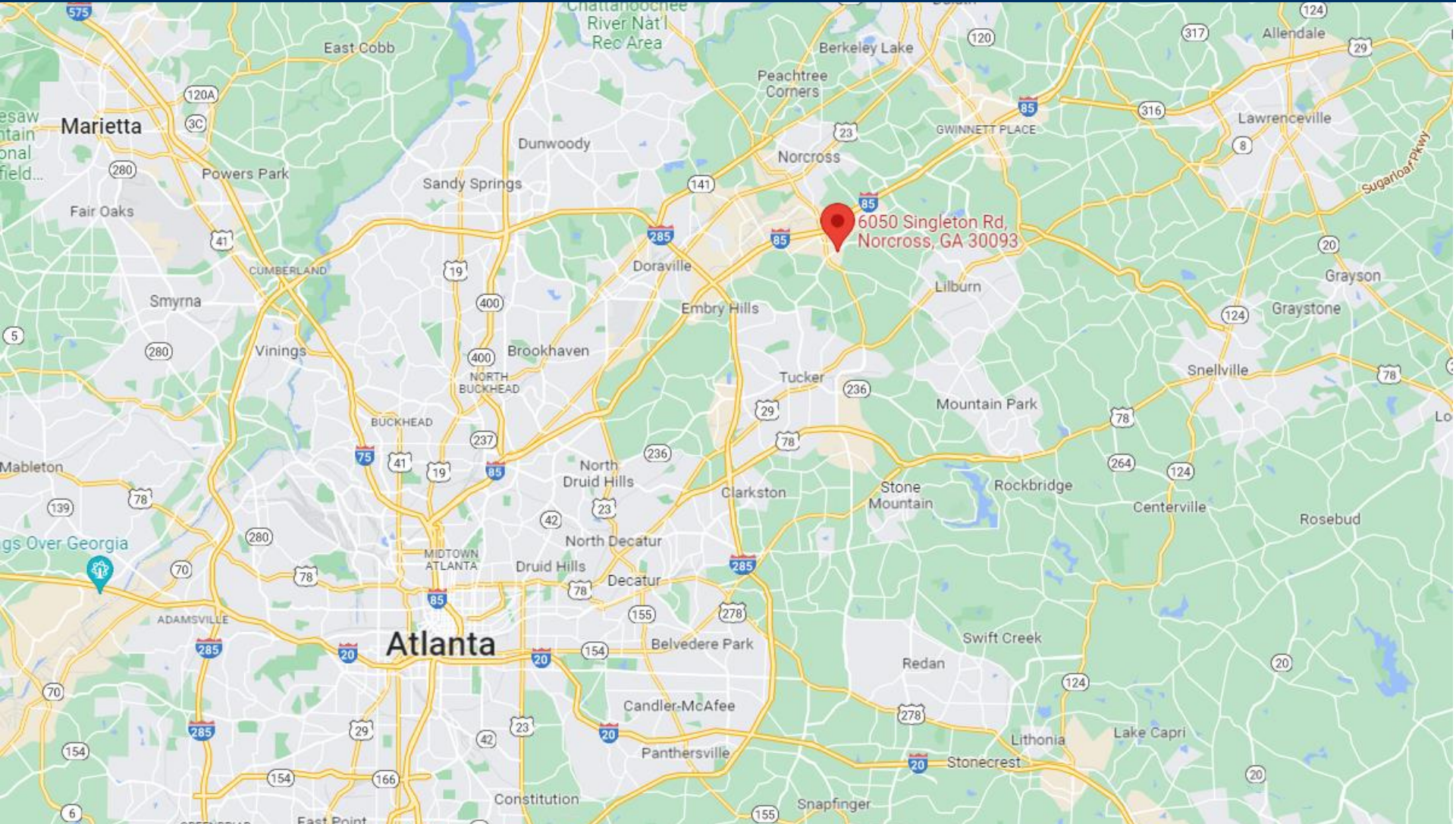
- Available
- Occupied
- Leased (Not Occupied)
- Not A Part
- Site Boundary



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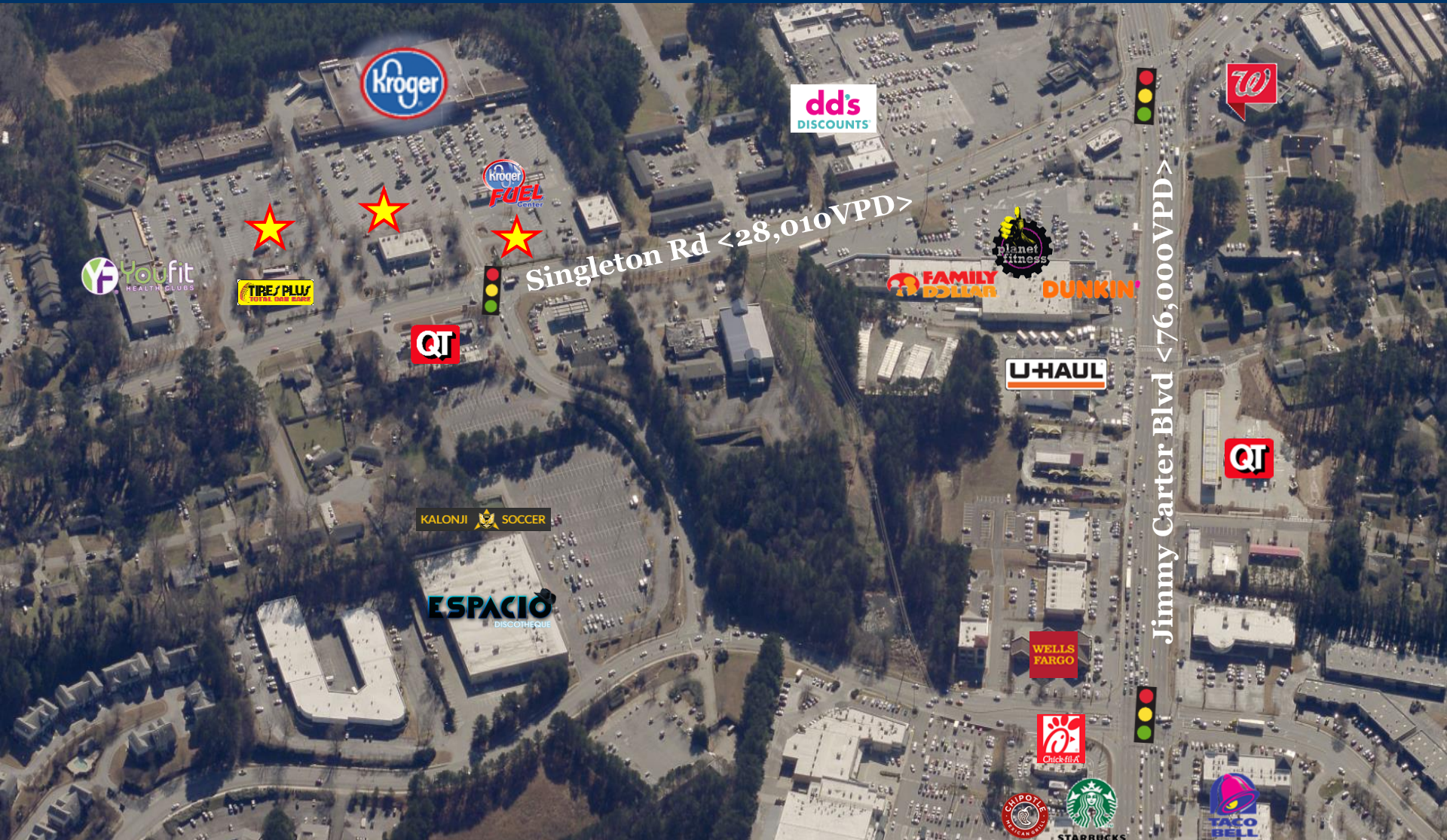




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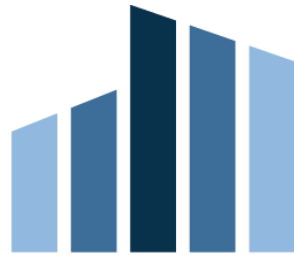


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