

THE VILLAGE SHOPPES AT CREEKSIDE

860 Duluth Hwy, Lawrenceville, GA 30043

RETAIL SPACE FOR LEASE

PROPERTY OVERVIEW

- » Retail space for lease: 1,200 SF | 2,660 SF | 20,420 SF
- » Village Shoppes at Creekside is a two-phase shopping center comprised of 181,270 SF of retail space and positioned at a major retail corridor surrounded by two-million square feet of retail
- » The center is located at the signalized intersection of Lawrenceville-Suwanee Rd and Duluth Hwy, with a combined traffic count of 105,100 vehicles per day
- » The Gwinnett Medical Center is located less than half a mile west of the shopping center
- » Co-tenants include: Badcock Furniture, Harbor Freight, Chipotle, Starbucks, Gold's Gym, Concentra Urgent Care and many more national and local operators



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	83,559	230,843	744,636
Households	28,554	77,188	249,803
Daytime Pop.	65,665	178,465	503,371
Ave. HH Income	\$107,419	\$114,255	\$125,591

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SITE PLAN



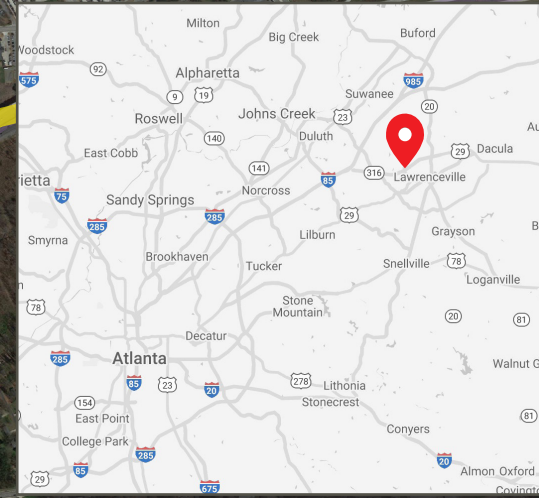
UNIT	PHASE 1 TENANT	SF
110	Coming Available	20,420
120	Harbor Freight	15,000
132	Buddy Beauty Mart	10,051
140-142	Results PT	2,442
143	Get Fast Shirt	1,104
144	Pollo De El Rey Restaurant	1,650
146	Merle Norman	1,200
148	Natalie's Bridal by Blue Bloom	1,790
150	AmeriGen Rx	1,200

UNIT	PHASE 1 TENANT	SF
152-156	My Salon Suites	5,250
160	Power X Insurance	1,500
170	Lily's Cuts and Fadez	1,000
175-180	Available	2,660
190	Trigos Columbian Restaurant	2,216
210	Mila Nail Bar	5,350
235-242	Mas Por Menos Grocery Store	3,000
245	NAiLcessity	1,200
260	Hibbett Sports	6,000

UNIT	PHASE 1 TENANT	SF
265	VD Services Group	1,750
270	Giovanni's Pizza	1,500
1010	Xhale City	2,000
1015	Sabor Latino Salvadoran Cuisine	1,600
1020	Republic Finance	1,500
1030	Dr. Tracy Dinh	3,073
1040	Firehouse Subs	2,000
1050	Scoville Hot Chicken*	2,000

UNIT	PHASE 2 TENANT	SF
1100	Onelife Fitness	30,000
1210	Brazilian BBQ	5,000
1220	Appliances 4 Less*	4,940
1300	Keune Academy	9,500
1400	ShoGun Japanese Steak & Sushi	8,000
1550	Louisiana Shack	2,933
1540	Available	1,200
1530	Taiyo Ramen	1,607
1510-1520	Regional Finance	3,519
1600	Concentra Health Services	10,982
1730	Nail Gallery	1,800
1710	Real Olive Restaurant	3,333





TARGET **Marshalls** **Tabbys**
ROSS **IHOP**
GNC **Bath & Body Works**
PETSMART **SALLY BEAUTY** **verizon**
Charleys **SHOE CARNIVAL** **chili's**

Office DEPOT
Batteries Bulbs
TITLEMAX

Publix
News **T-Mobile**
Great Clips

Willy's **Jason's deli** **FIVE GUYS**
BURGERFI

Starbucks **MOYERS**

VILLAGE SHOPPES AT CREEKSIDE I PHASE 1

Badcock & more **HARBOR FREIGHT**
SCOVILLE **FIREHOUSE** **HIBBETT**

VILLAGE SHOPPES AT CREEKSIDE I PHASE 2

Onelife FITNESS **LOUISIANA SHACK**
SHOGUN **Real Olive**
Concentra **urgent care**

Kroger **Home Depot** **Home**
ReStore **CITITRENDS** **metro** **SUBWAY**

NORTHSIDE HOSPITAL GWINNETT CAMPUS
 550 BEDS

DUNKIN' **ZAXBY'S** **Crave** **Krystal**
BURGER KING **PAPA JOHN'S**

Discovery High School
2,694 students

Benefield Elementary School
1,235 students

Phoenix High School
569 students