

HILLSIDE CENTER

Grayson Hwy & Hillside Drive
 Grayson, Georgia 30017
 Gwinnett County

Guthrie's tropical SMOOTHIE CAFE

ALLURE
 NAIL BAR


LEASING INFORMATION


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ESTD  2020
BRIDGER
 PROPERTIES



- New 9,284 Square Foot Building next to a New 5,884 Square Foot Building located at Grayson Highway (Highway 20) and Hillside Drive in Grayson, GA.
- With Traffic Counts of 48,300 VPD, the site gets incredible exposure. Additionally, Highway 20 is a major artery connecting Buford, Lawrenceville and Grayson.
- The trade area sees exceptionally strong daytime business with 13,404 Employees within 3 Miles and 59,702 Employees within 5 Miles.
- Located in an affluent area, with Household Incomes above \$100,000 and 68,188 Residents within 3 miles.

 **Total Population**
 1 MILE: 8,179
 3 MILE: 68,188
 5 MILE: 174,717

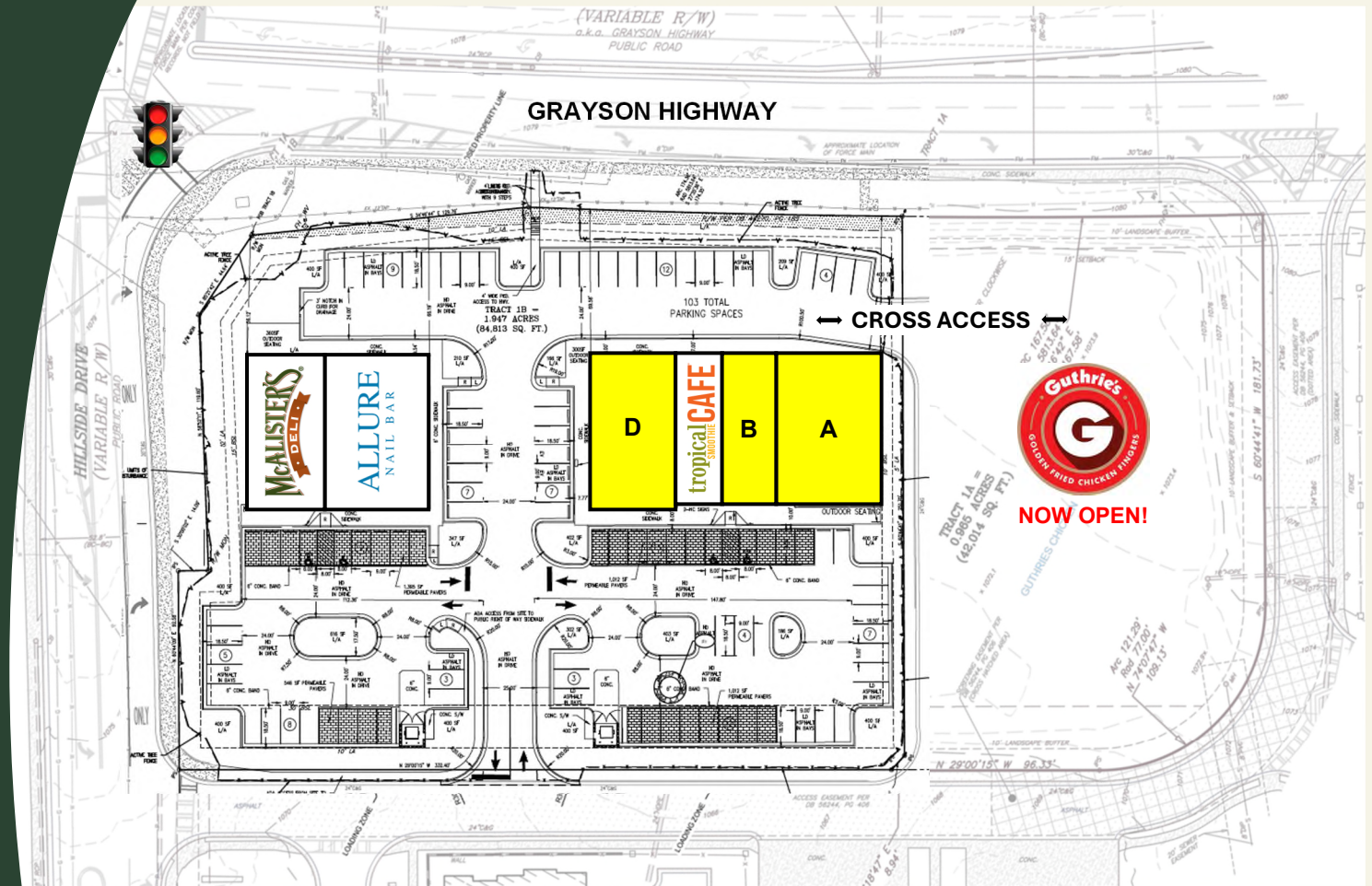
 **Total Households**
 1 MILE: 2,739
 3 MILE: 21,701
 5 MILE: 54,740

 **Median HH Incomes**
 1 MILE: \$105,062
 3 MILE: \$90,218
 5 MILE: \$84,298

 **Total Employees**
 1 MILE: 1,683
 3 MILE: 13,404
 5 MILE: 59,702

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PROJECT SITE PLAN



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BUILDING 1

UNIT	TENANT	SIZE
A	AVAILABLE	3,090
B	AVAILABLE	1,677
C	Tropical Smoothie Café	1,706
D	AVAILABLE (Restaurant)	2,811

BUILDING 2

UNIT	TENANT	SIZE
E	Allure Nail Bar	3,251
F	McAlister's Deli (pending)	2,633

UNIT A AND UNIT B CAN BE COMBINED TO CREATE A 4,767 SF ENDCAP