

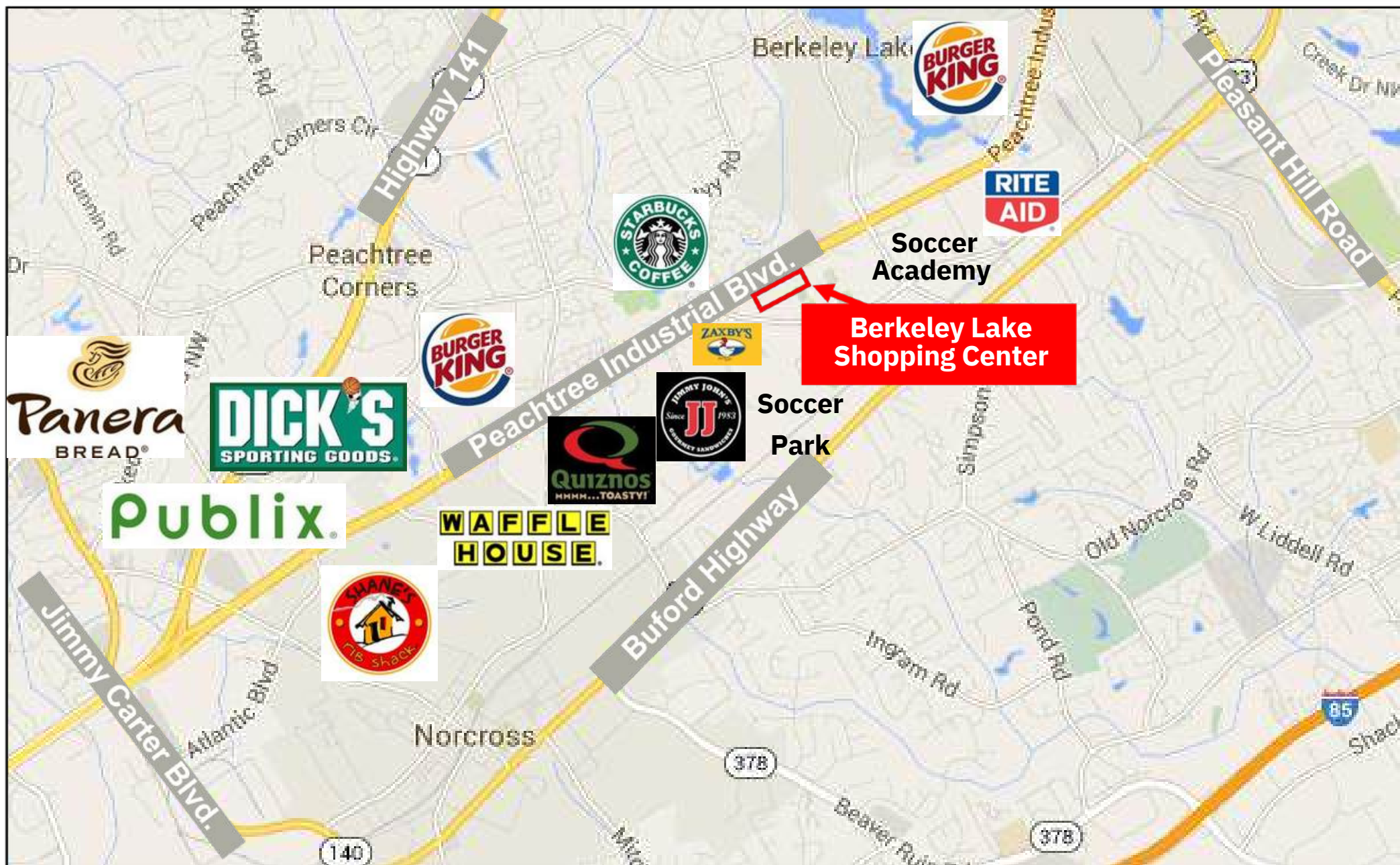


The Shops at Berkeley Lake

4790 Peachtree Industrial Blvd, Norcross, GA 30071

PROPERTY OVERVIEW

Berkeley Lake Village, a 33,000 SF retail center in affluent Gwinnett County, is situated off Peachtree Industrial Boulevard between Jimmy Carter Boulevard and Pleasant Hill Road. The center includes a dance studio, hair salon, vape shop, and more, offering excellent visibility to high daily traffic and convenient proximity to residential areas, retail, and offices.



For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com
470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

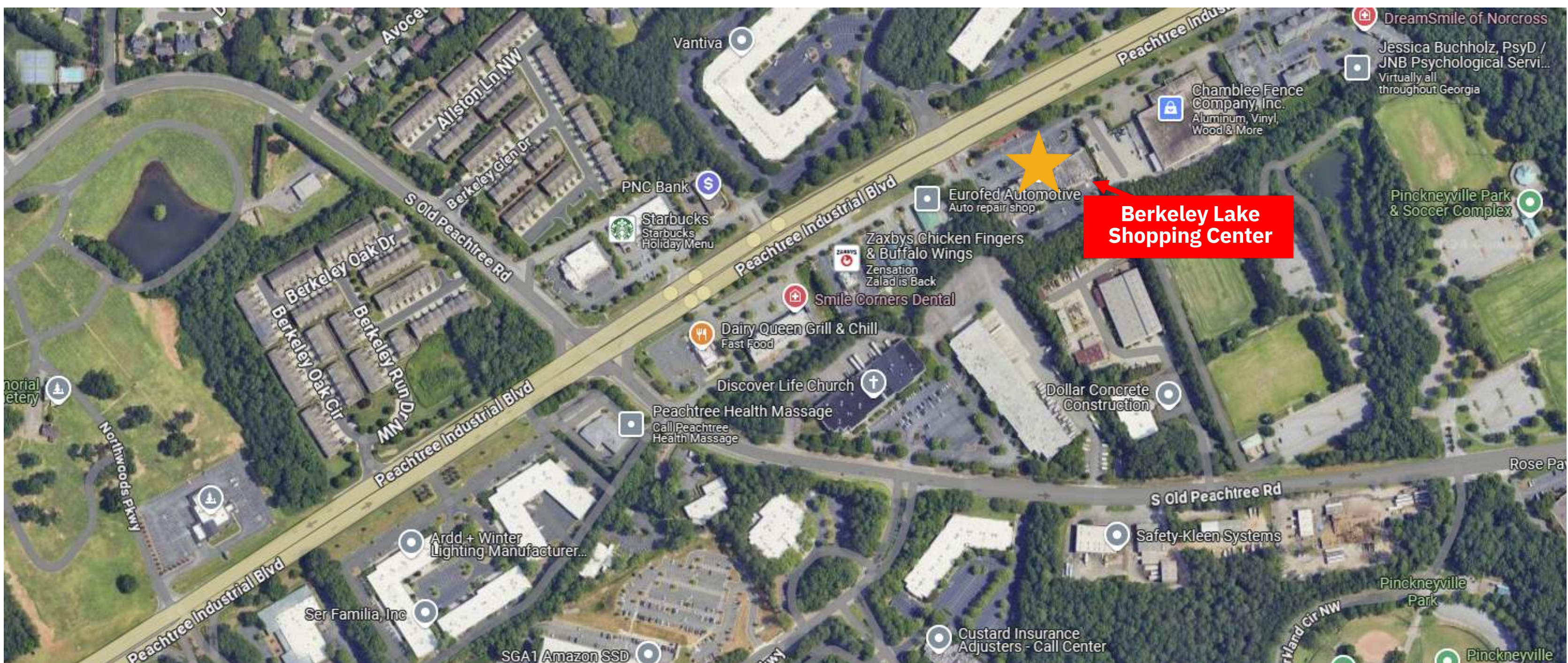


The Shops at Berkeley Lake

4790 Peachtree Industrial Blvd, Norcross, GA 30071

PROPERTY LOCATION

Berkeley Lake Shopping Center is strategically situated on the bustling Peachtree Industrial Boulevard, just a few miles from Jimmy Carter Boulevard and Pleasant Hill Road. This prime location is at the heart of a vibrant area filled with restaurants, retailers, residential neighborhoods, and office parks. Nearby businesses include Publix, Dick's Sporting Goods, Starbucks, Zaxby's, Jimmy John's, Burger King, Waffle House, Shane's Rib Shack, and many more.



CO-TENENTS:

- Beauty Salon
- Vape Shop
- Liquor Store
- Irish Dance Studio

Traffic Count

34,530 vehicles/ day on **Peachtree Industrial Blvd.**

11,660 Vehicles/ day on **Old Peachtree Road**

For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com
470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.



The Shops at Berkeley Lake

4790 Peachtree Industrial Blvd, Norcross, GA 30071



For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com
470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

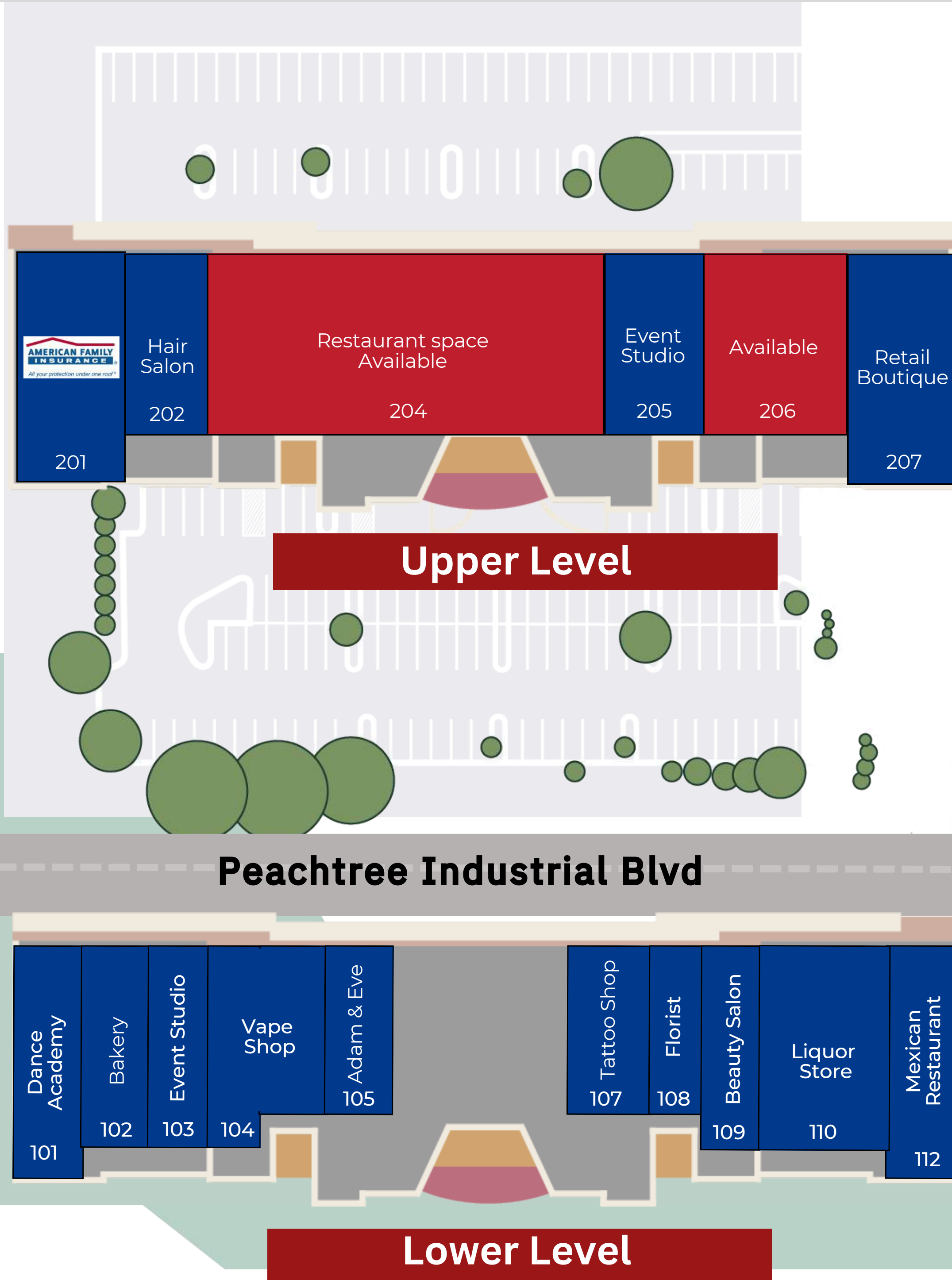


The Shops at Berkeley Lake

4790 Peachtree Industrial Blvd, Norcross, GA 30071

PROPERTY SITE MAP

Located between Jimmy Carter Blvd and Pleasant Hill Road, the shopping center has excellent visibility to the immense traffic travelling on Peachtree Industrial Blvd. daily situated amongst residential, retail and offices. The property sees an average daily traffic of 34,530 vehicles on Peachtree Industrial Blvd. and 11,660 on S. Old Peachtree Road.



Unit	Tenent	SF
201	American Family Insurance	1,603
202	Hair Salon	1,223
204	Restaurant Space Available	5,077
205	Event Studio	1,802
206	Available	1,223
207	Retail Boutique	1,671
101	Drake Irish Dance	2,410
102	Bakery	1,560
103	22 Eight Events LLC	1,560
104	Vape Shop	2,793
106	Adam & Eve	1,835
107	Tattoo Shop	1,895
108	Florist	1,223
109	Beauty Salon	1,580
110	ATL Liquor Store Inc.	3,126
112	Mexican Restaurant	2,401

■ Occupied ■ Vacant

For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com
470-322-5550 | www.aggarwalre.com

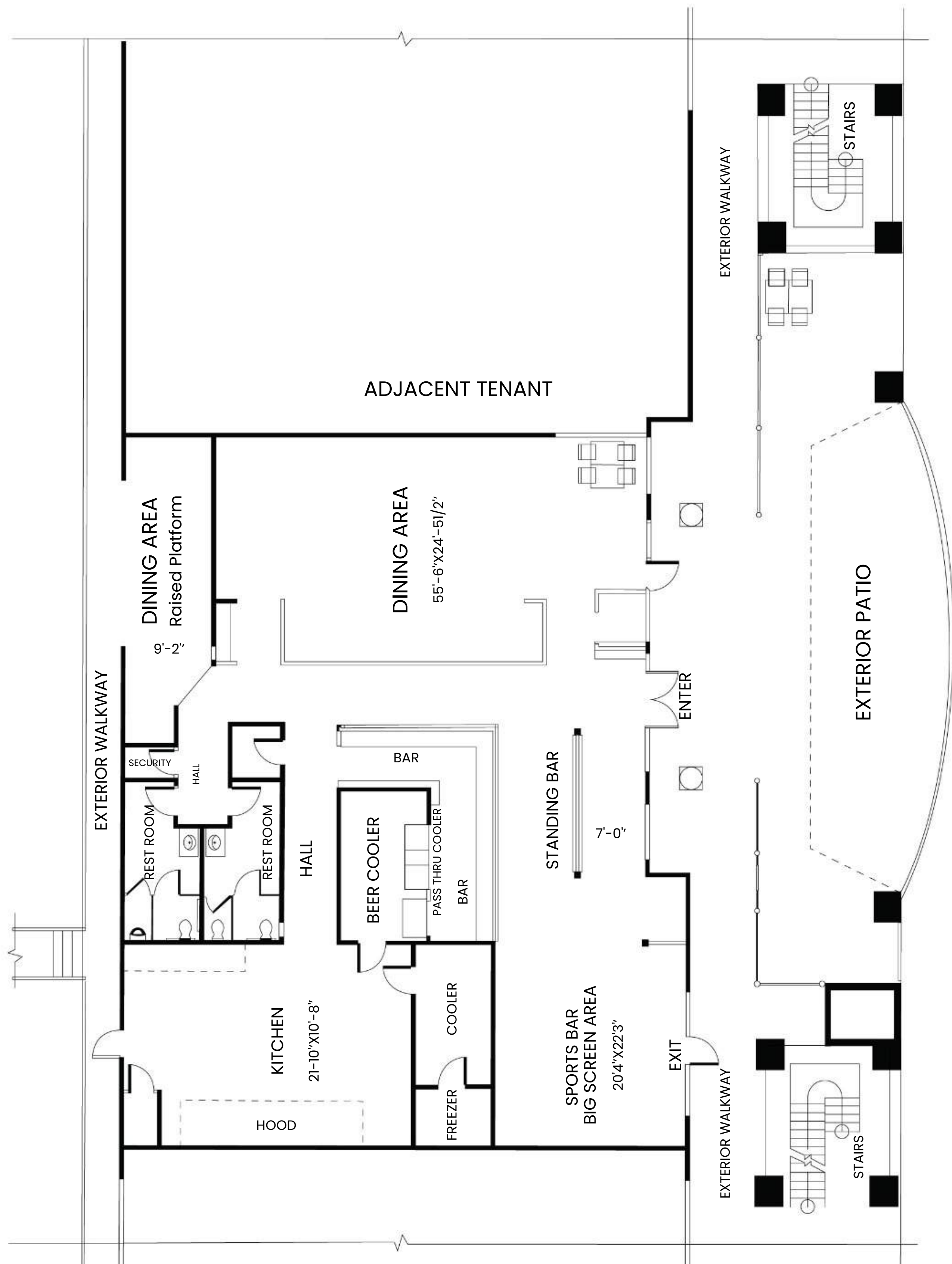
Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.



The Shops at Berkeley Lake

4790 Peachtree Industrial Blvd, Norcross, GA 30071

Restaurant Site Map



For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com
470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.