



KEY FEATURES

- ±14,560 SF
- ±1.74 Acre Site
- 65 Parking Spaces
- Existing Drive-Thru
- Monument Sign
- Zoning: C-2 (Commercial)
- Master Lease through 10/31/29

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$11.25 PSF MG

WALGREENS SNELLVILLE, GA

2220 Hewatt Rd, Snellville, GA 30039

Excellent sublease opportunity of a former Walgreens location in Lake City, GA. This ±14,560 SF building sits on a ±1.74 acres on the SE Corner of Hewatt Rd and Stone Mountain Hwy.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

steve@commercialrealtync.com
 336.793.0890, ext 105

	1 MILE	2 MILES	3 MILES
POPULATION	9,274	31,559	64,549
HOUSEHOLDS	3,141	10,322	21,122
AVERAGE HH INCOME	\$82,170	\$93,273	\$100,302

ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL



WALGREENS - SNELLVILLE, GA

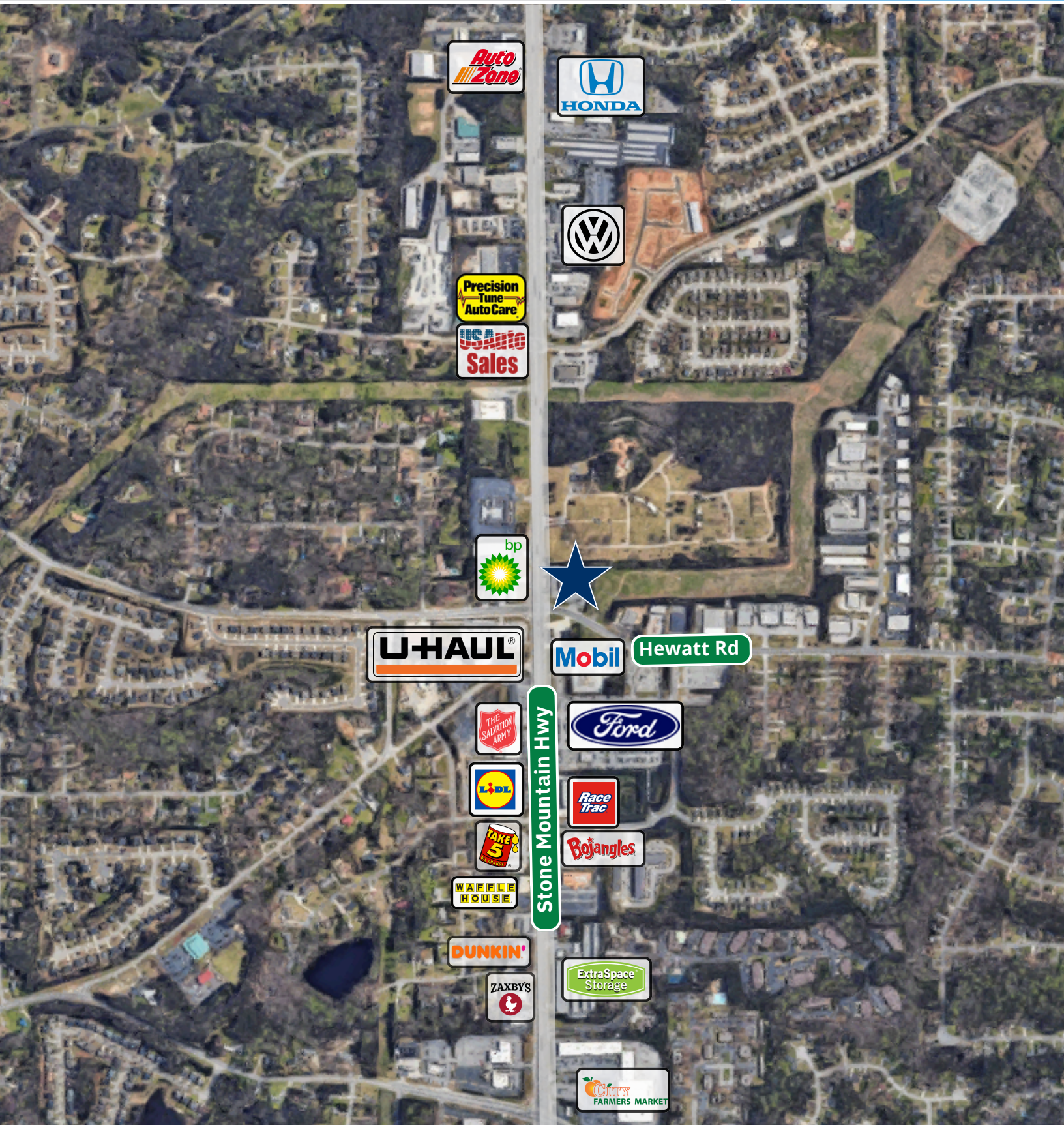
LOCATION					
Address	2220 Hewatt Rd		City	Snellville	
State	GA	Zip	30039	County	Gwinnett
PROPERTY DETAILS					
Property Type	Retail	Acres ±	1.74	Avail SF ±	14,560
Year Built	2004				
PRICING & TERMS					
Sublease Rate	\$11.25 PSF MG				



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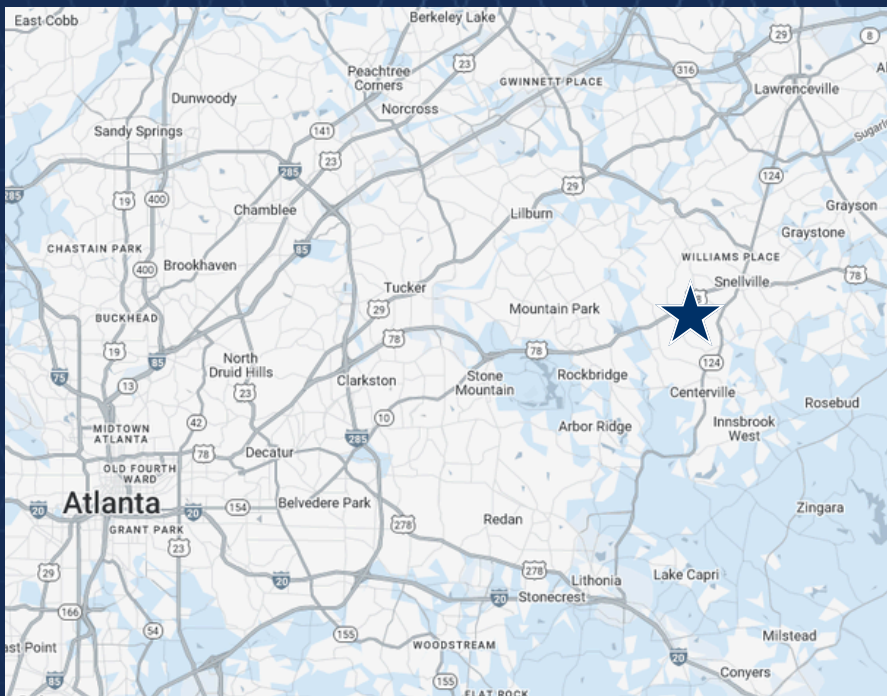
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LOCATION FEATURES

- AADT:
 - Stone Mountain Hwy ($\pm 75,980$)
 - Hewatt Rd ($\pm 10,234$)
- 12 Miles from I-285
- 13 Miles from I-20
- ~25 Miles from Downtown Atlanta