

# FOR LEASE



JOHNSON PLAZA

2180 SCENIC HIGHWAY NORTH · SNELLVILLE, GA 30078

## Highlights

Building SF:	9,650
Lease Rate:	\$26.50 PSF
Available Space:	1250-2500
Parking:	Yes
CAM:	\$3.70 PSF



**ANDY SUTTON**  
Broker  
(404) 250-3283  
andy@suttonregroup.com  
77296, GA

Andy Sutton is also a partial  
Principal owner of the Building

## Available Spaces

Suite	Rate	Size	Type
4	\$5,520 /mo	2,500	NNN (\$3.75)

## Property Description

This Property is located on a Prime corner in a very dense area and walking distance from The Grove at Towne Center. A Brand new development by the City of Snellville is located next door. This Space available is an End Cap with great visibility, accessibility, and ingress/egress. This area thrives with Live Work, and is home to hundreds of shops, restaurants, businesses, regional shopping and tourism.

## Location Description

This Property is located next to a Brand new development by the City of Snellville is located next door. This development consists of the following:  
---\$140 Million Public/Private Partnership between City of Snellville, Gwinnett County,  
---Project centers around "The Grove", a Central Park for Snellville, including Outdoor Tables/Chairs, Splash Pad and Pavilion  
---9 New Buildings + 750 space Parking Deck



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# PROPERTY PHOTOS

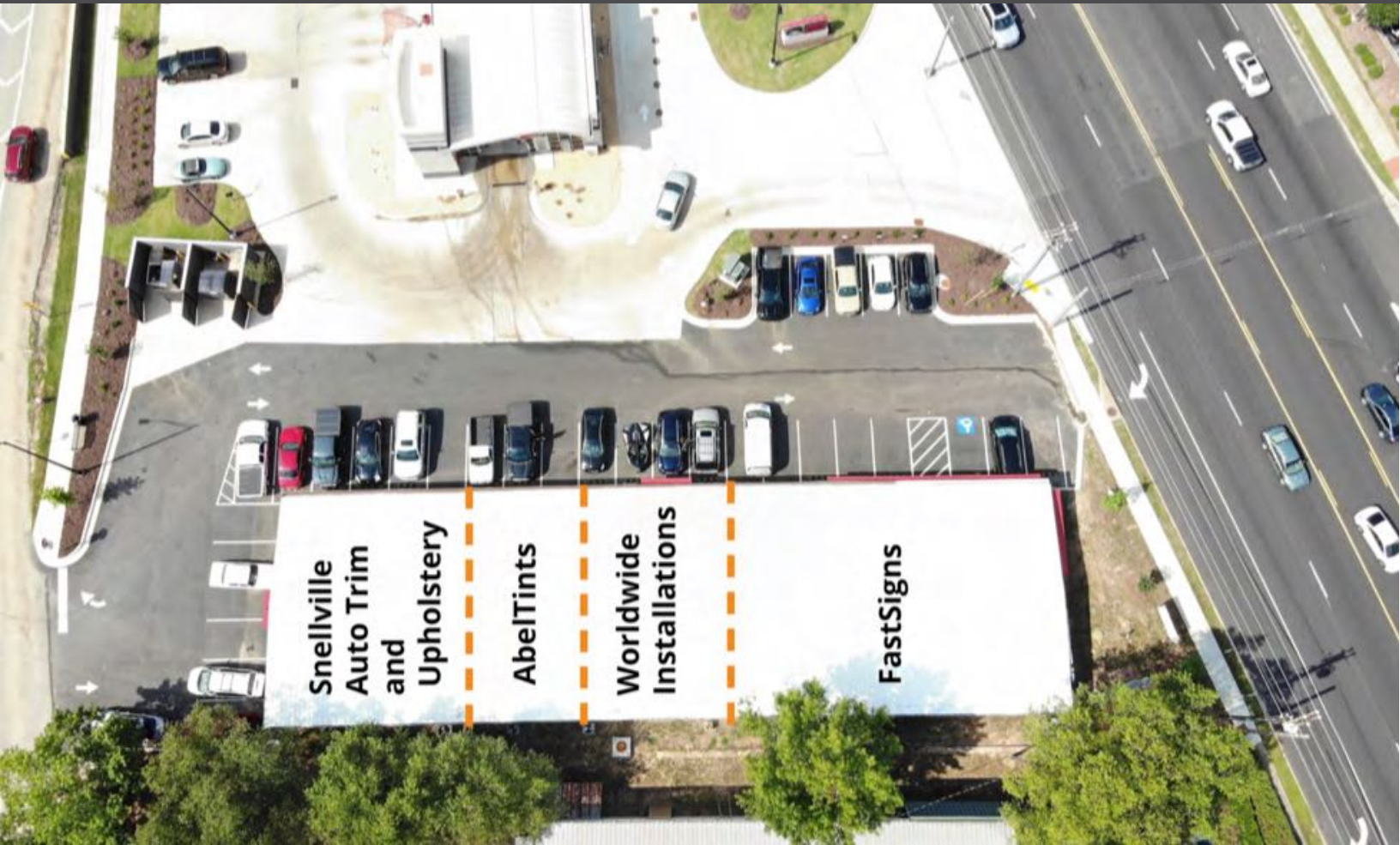
Johnson Plaza  
2180 Scenic Highway North | Snellville, GA 30078





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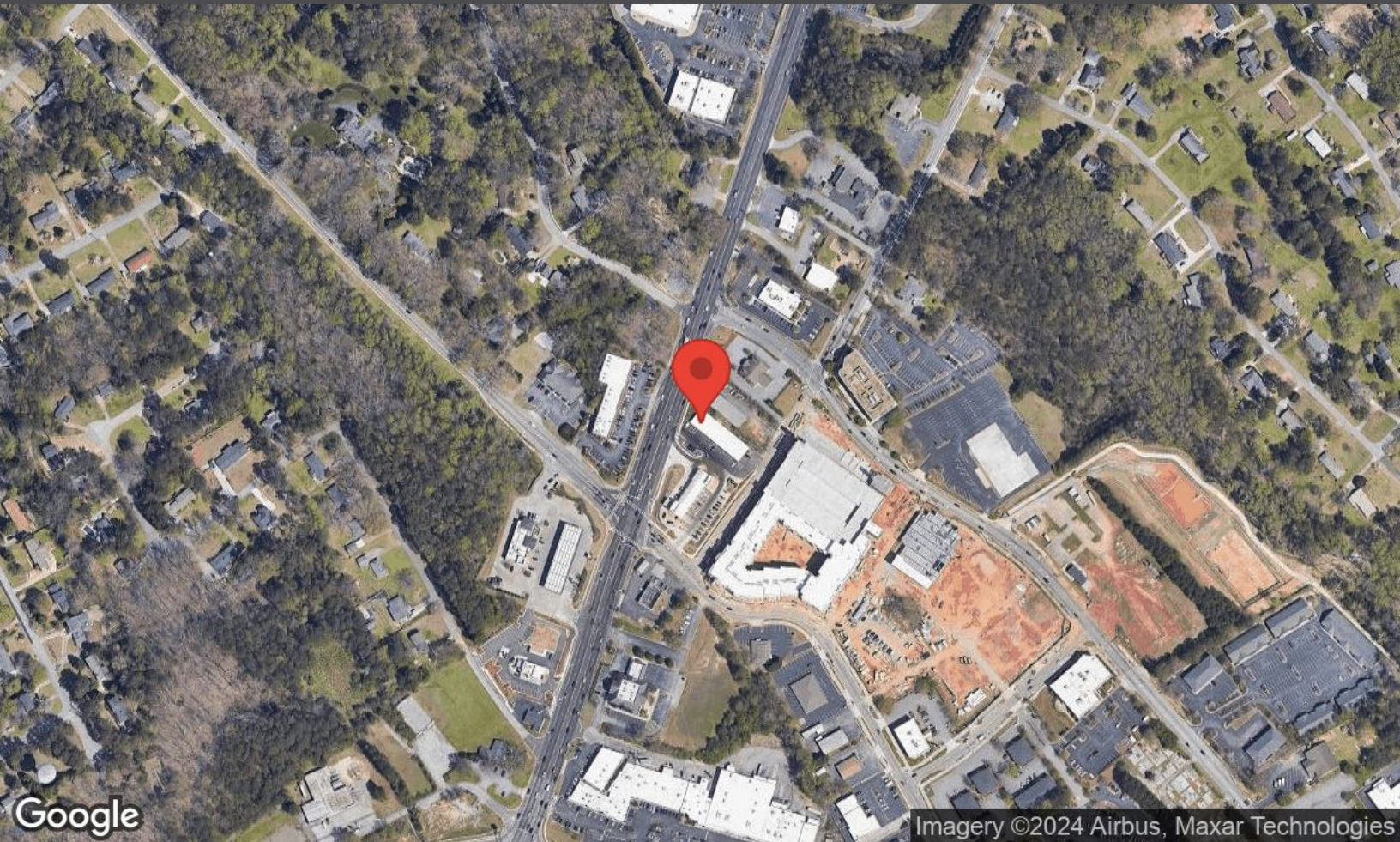




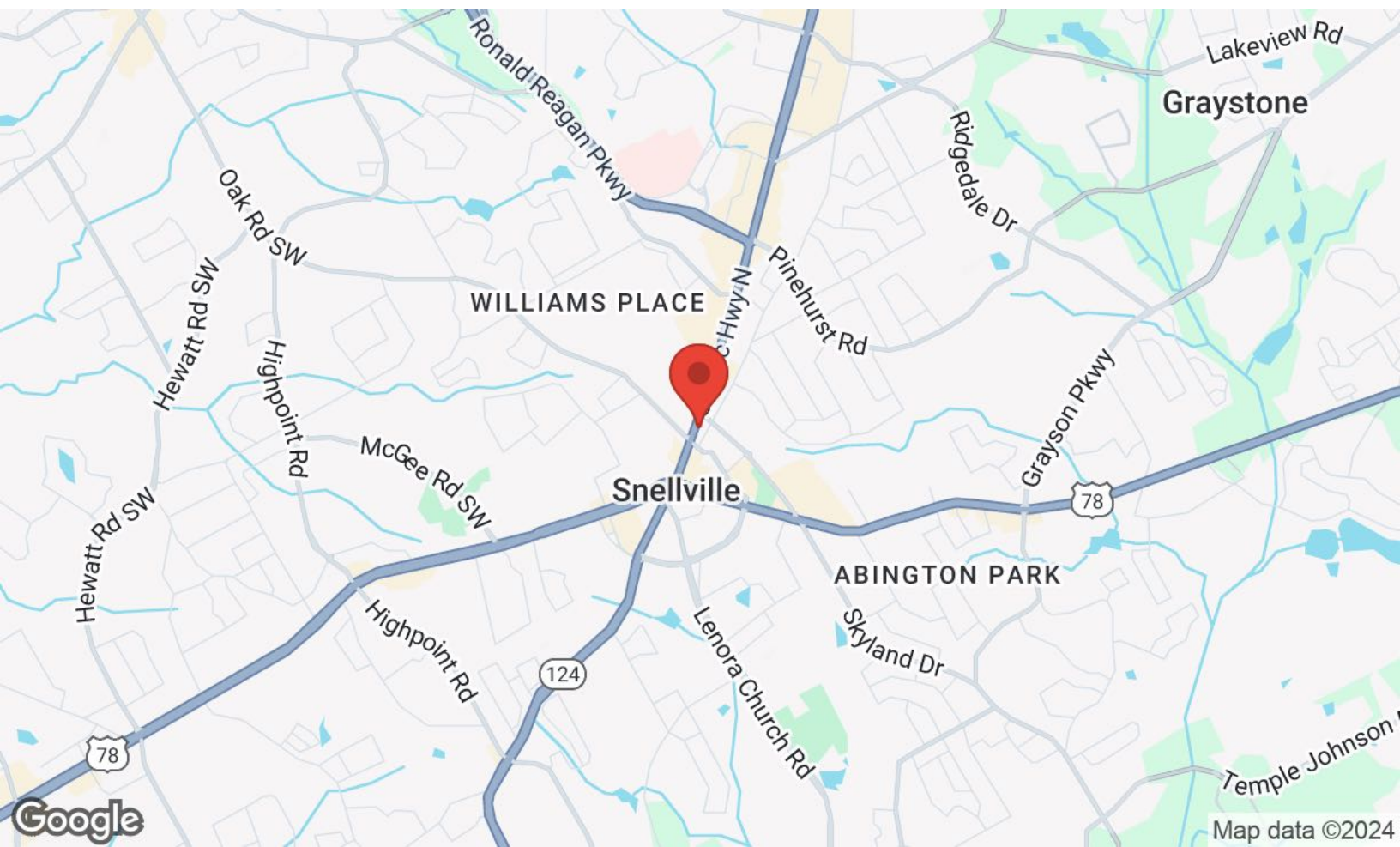


# LOCATION MAPS

Johnson Plaza  
2180 Scenic Highway North | Snellville, GA 30078



Imagery ©2024 Airbus, Maxar Technologies

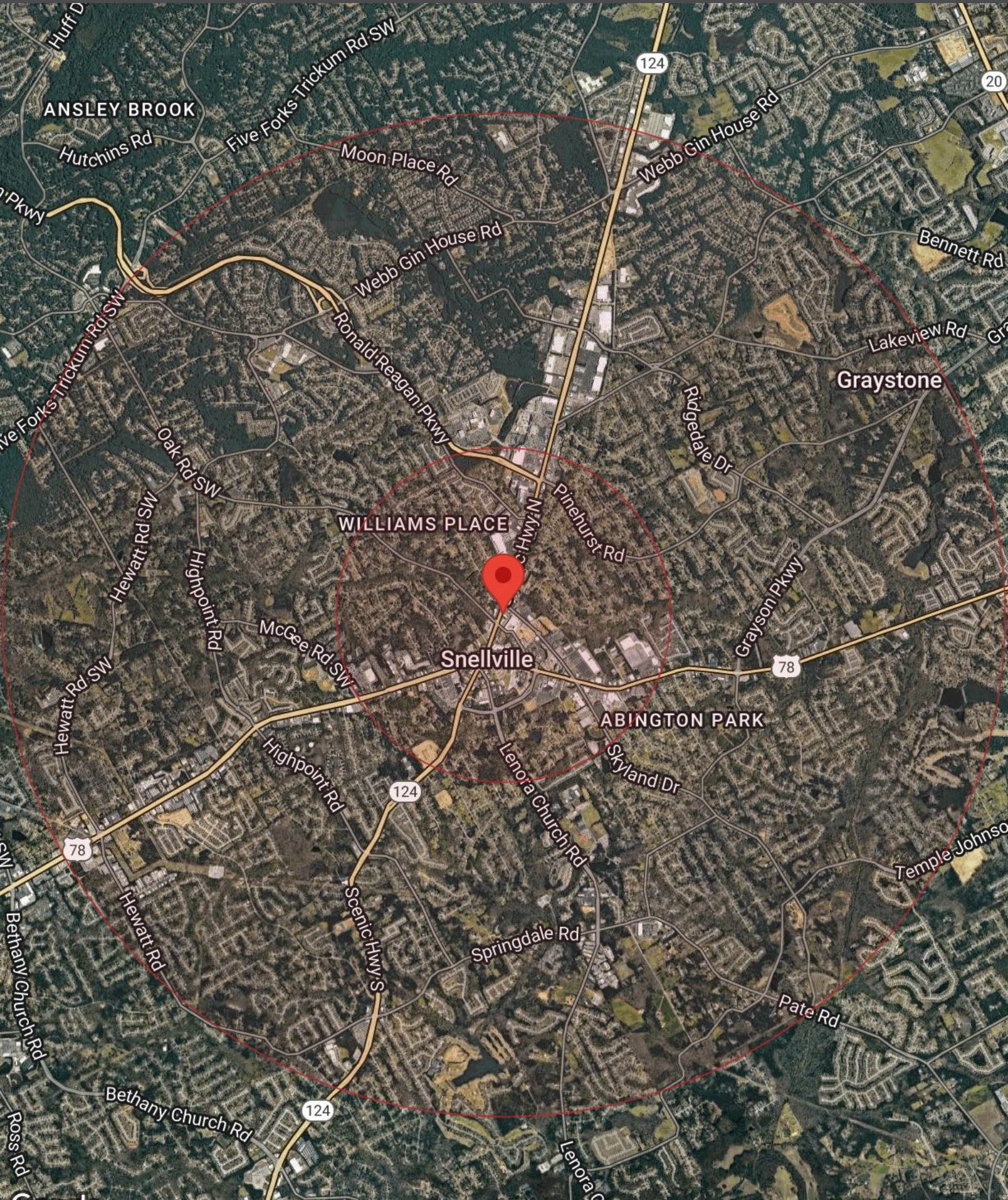


Map data ©2024



# BUSINESS MAP

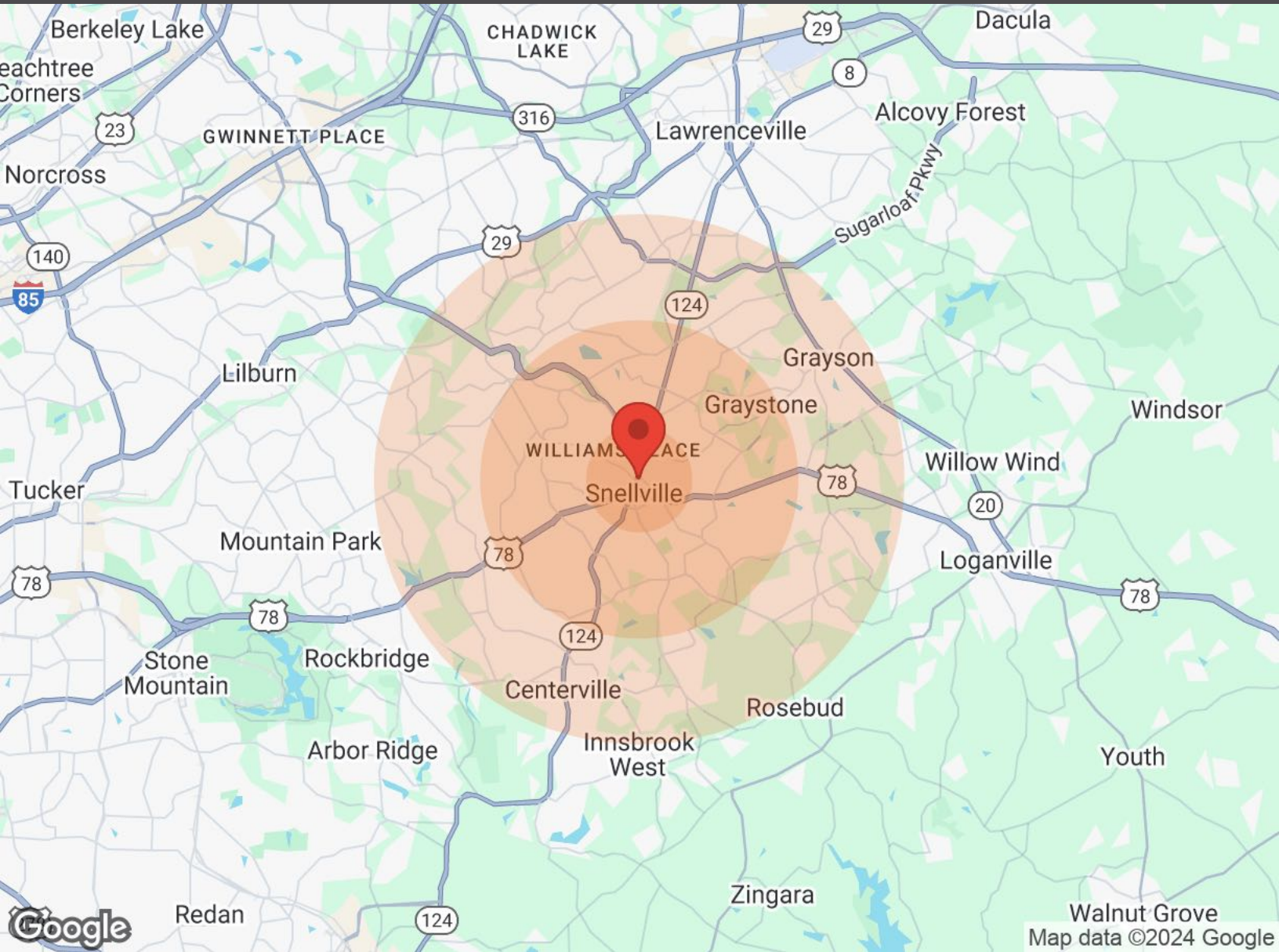
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# DEMOGRAPHICS

Johnson Plaza  
2180 Scenic Highway North | Snellville, GA 30078



Population	1 Mile	3 Miles	5 Miles
Male	1,120	24,850	83,659
Female	1,083	25,751	86,673
Total Population	2,203	50,601	170,332
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	289	11,240	40,230
Ages 15-24	271	7,959	26,335
Ages 25-54	781	18,922	63,769
Ages 55-64	332	6,556	20,942
Ages 65+	530	5,924	19,056
Race	1 Mile	3 Miles	5 Miles
White	1,813	29,321	83,061
Black	278	14,527	60,112
Am In/AK Nat	N/A	21	218
Hawaiian	N/A	N/A	6
Hispanic	102	4,644	21,023
Multi-Racial	148	6,674	28,736

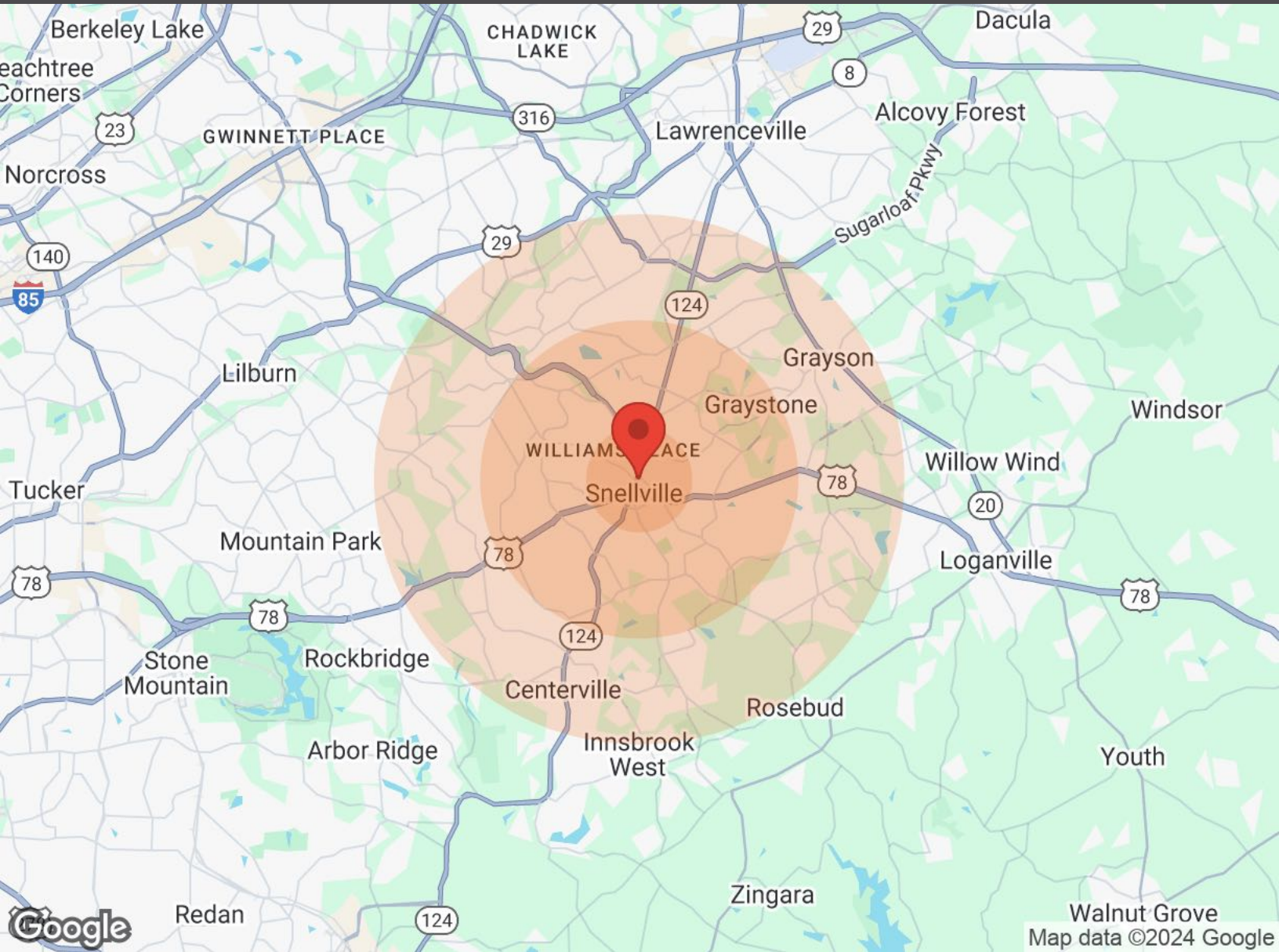
Income	1 Mile	3 Miles	5 Miles
Median	\$65,204	\$78,513	\$75,547
< \$15,000	57	948	2,865
\$15,000-\$24,999	91	914	3,185
\$25,000-\$34,999	131	1,263	4,404
\$35,000-\$49,999	93	2,332	7,853
\$50,000-\$74,999	243	3,339	11,755
\$75,000-\$99,999	120	2,264	9,664
\$100,000-\$149,999	174	3,796	11,095
\$150,000-\$199,999	33	1,354	3,403
> \$200,000	11	790	2,008

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,220	19,362	60,843
Occupied	1,150	18,055	56,630
Owner Occupied	982	15,325	47,180
Renter Occupied	168	2,730	9,450
Vacant	70	1,307	4,213



# DETAILED DEMOGRAPHICS

Johnson Plaza  
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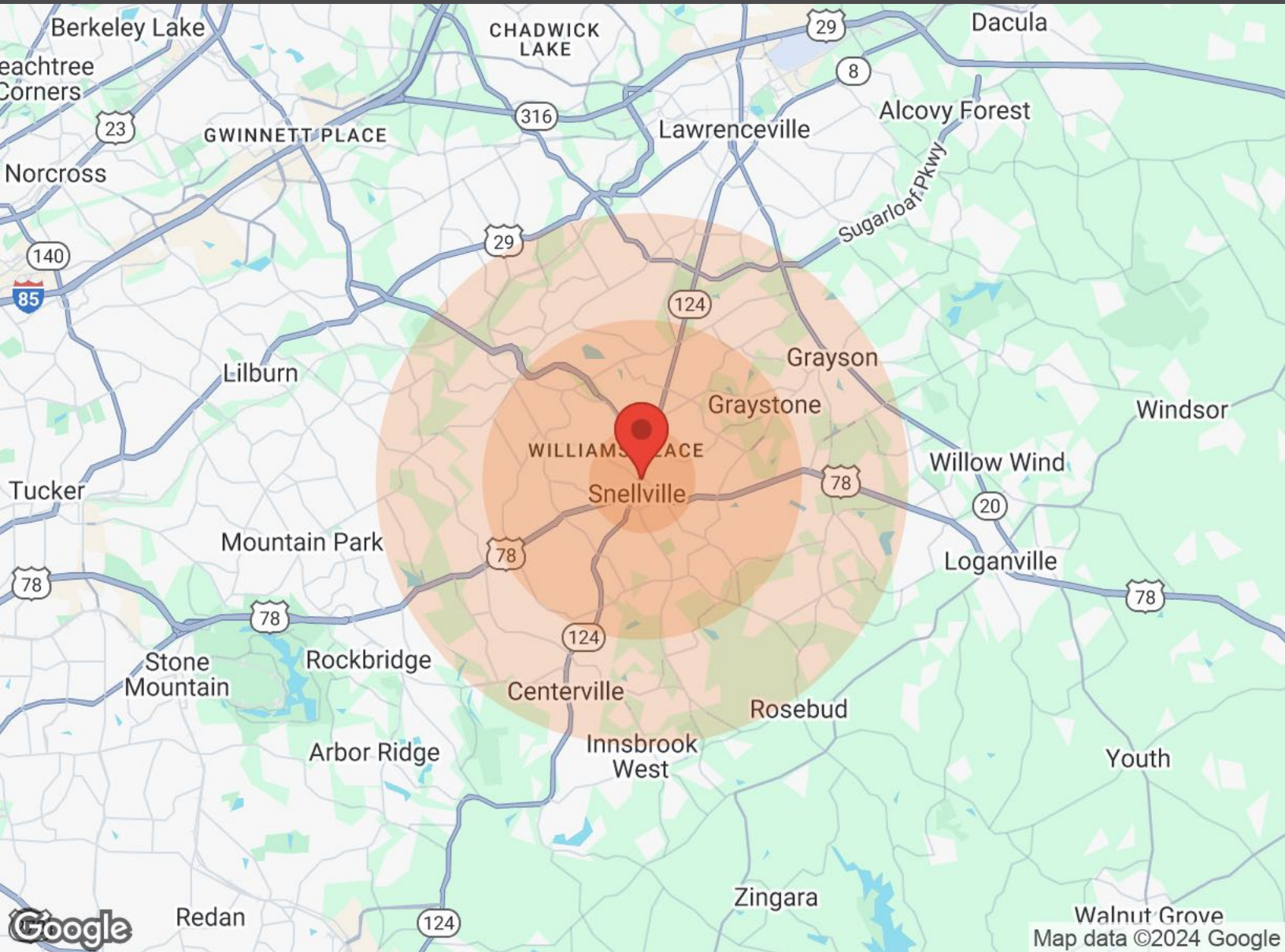


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Ages 0-4	90	3,337	11,821	Median	\$65,204	\$78,513	\$75,547
Ages 5-9	102	4,042	14,575	< \$10,000	39	500	1,427
Ages 10-14	97	3,861	13,834	\$10,000-\$14,999	18	448	1,438
Ages 15-19	121	3,998	13,596	\$15,000-\$19,999	60	425	1,322
Ages 20-24	150	3,961	12,739	\$20,000-\$24,999	31	489	1,863
Ages 25-29	153	3,614	11,285	\$25,000-\$29,999	62	574	1,829
Ages 30-34	137	3,056	9,870	\$30,000-\$34,999	69	689	2,575
Ages 35-39	112	2,712	9,397	\$35,000-\$39,999	N/A	693	2,299
Ages 40-44	106	2,826	10,141	\$40,000-\$44,999	41	875	2,940
Ages 45-49	126	3,198	11,282	\$45,000-\$49,999	52	764	2,614
Ages 50-54	147	3,516	11,794	\$50,000-\$60,000	149	1,294	5,009
Ages 55-59	169	3,498	11,250	\$60,000-\$74,000	94	2,045	6,746
Ages 60-64	163	3,058	9,692	\$75,000-\$99,999	120	2,264	9,664
Ages 65-69	139	2,290	7,355	\$100,000-\$124,999	127	2,473	7,267
Ages 70-74	114	1,500	4,936	\$125,000-\$149,999	47	1,323	3,828
Ages 74-79	94	909	2,984	\$150,000-\$199,999	33	1,354	3,403
Ages 80-84	72	515	1,700	> \$200,000	11	790	2,008
Ages 85+	111	710	2,081				



**ANDY SUTTON**

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77296, GA

Sutton Investment Property Group  
1050 Crown Pointe Parkway Atlanta, Georgia 30338

Andy Sutton serves The Sutton Group as Principal of Brokerage Services focusing on multi-family, medical, and retail investment services. Andy's experience in business and commercial real estate is extensive in the marketplace with the wide range of experience, in the field, as a broker, and as an investor. Prior to starting The Sutton, Andy worked as an Investment Broker with Ackerman & Co. a leading brokerage firm in the SE. Andy also was the President/ Principal with Lynx Real Estate, Inc. and HREA, Inc., a full service commercial real estate brokerage firm that serviced corporate and national accounts as well as family trusts. Prior to that, Andy was the top property investment broker with Shane Investment Property Group, Inc., a commercial investment firm.

Andy has a strong background in development, leasing, property management, strategic planning, portfolio management, and financial analysis of all types of investment properties. Andy serves his clients best by trying to understand each client's needs and goals, so that each deal can be catered to that clients specific need. Additionally, he specializes in representing healthcare and multi-family organizations and maximizing value in the real estate through equity ownership.

**PROFESSIONAL AFFILIATIONS/EDUCATION**

Licensed Real Estate Salesperson  
Licensed Appraiser--No Longer Active  
Atlanta Commercial Board of Realtors  
Certified Commercial Investment Manager (CCIM) candidate  
Volunteer, Mentor for Kids, Love T. Nolan Elementary School/Boys & Girls of America  
Georgia Southern University – Bachelor of Science in Mechanical Engineering