



# The Shoppes at Webb Gin

1350 Scenic Hwy S, Snellville, GA 30078



- 329,820 SF open-air lifestyle center and grocery-anchored center
- Mix of over 60 tenants including retail, medical, fitness, office, food & beverage and grocery
- Located in Snellville, GA, a rapidly growing submarket in Gwinnett County part of the larger Atlanta MSA
- Center sits on the corner of Webb Gin House Rd and Scenic Highway (124) with easy access to Sugarloaf and Ronald Reagan Parkways

### POPULATION

1 Mile: 6,894  
3 Mile: 69,618  
5 Mile: 191,373

### POPULATION GROWTH

Since 2000, this area has seen almost 45% population growth and is expected to continue with approximately 7% growth over the next five years within a 3-mile radius

### HOUSEHOLDS

1 Mile: 2,328  
3 Mile: 22,991  
5 Mile: 62,901

### AVERAGE HH INCOME

1 Mile: \$126,379  
3 Mile: \$109,674  
5 Mile: \$95,618

### LAND AREA

48.13 Acres

### ZONING

C-2

### DAILY TRAFFIC

40,875 VPD - Scenic Hwy  
13,516 VPD - Webb Gin House Rd



**THE SHOPPES**  
AT WEBB GIN  
1350 Scenic Hwy S, Snellville, GA 30078

AVAILABLE NOW	
Suite 212	4, 419 SF
Suite 412	3,159 SF
Suite 420	6,199 SF
Suite 608	3,406 SF
2ND Floor Suite 258	3,762

**FOR LEASING CONTACT:**

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# THE SHOPPES

AT WEBB GIN

**Webb Gin North**  
**Grocery Anchored**  
**119,343 SF**

- |                      |                     |
|----------------------|---------------------|
| 100% Chiropractic    | Pho.com             |
| Code Ninjas          | Select Comfort      |
| DSW Shoes            | Sprouts Farmers     |
| Genesis Salon        | Market              |
| Hollywood Feed       | Ted's Montana Grill |
| Honeybaked Ham       | The Good Feet Store |
| Kampai Sushi &       | The Little Gym      |
| Hibachi              | The UPS Store       |
| Kirkland's           | Venice Nails        |
| Lens Crafters        | Vera Whole Health   |
| Milan Eye Center     | Wild Wing Café      |
| Orangetheory Fitness | Your Pie            |
| Palm Beach Tan       |                     |

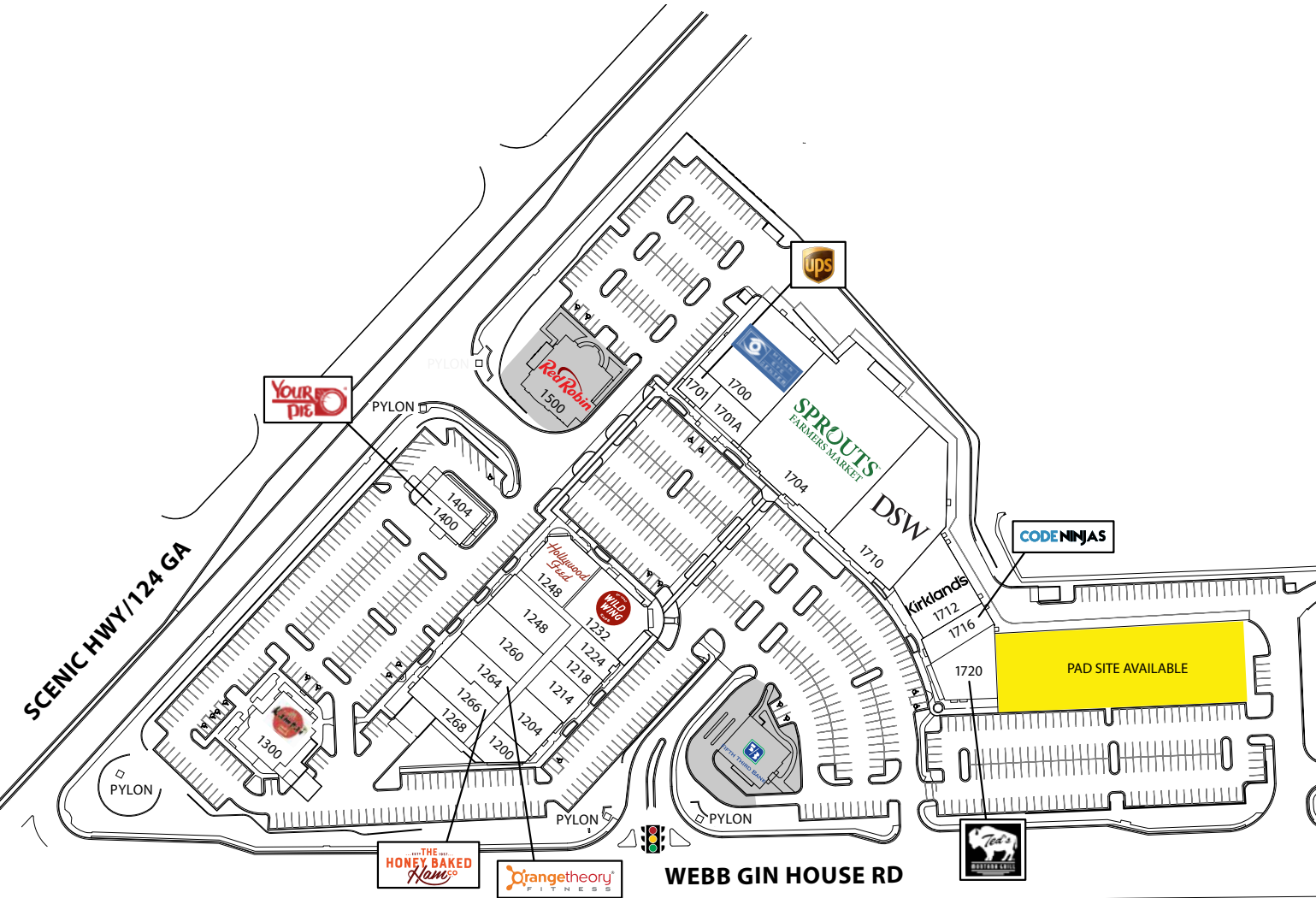


# THE SHOPPES AT WEBB GIN NORTH



## SHOPPES AT WEBB GIN (NORTH)

Snellville, GA



Suite	Tenant	Area (SF)
1200	Pho.com	
1204	Venice Nails	
1214	Palm Beach Tan	
1218	100% Chiropractic	
1224	Select Comfort	
1232	Wild Wing Café	
1240	Hollywood Feed	
1248	The Little Gym	
1260	Vera Whole Health	
1264	Orangetheory Fitness	
1266	Honeybaked Ham	
1268	Lens Crafters	
1300	Kampai Sushi & Hibachi	
1400	Your Pie	
1404	Genesis Salon	
1700	Milan Eye Center	
1701	The UPS Store	
1701A	The Good Feet Store	
1704	Sprouts Farmers Market	
1710	DSW Shoes	
1712	Kirkland's	
1716	Code Ninjas	
1720	Ted's Montana Grill	

**PAD AVAILABLE 0.77 acres**

**NORTH TOTAL: 119,343**

Vacant      Separately Owned Outparcel

Landlord does not covenant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

**CONTINENTAL REALTY CORPORATION**  
Integrity. Relationships. Results.

# THE SHOPPES

AT WEBB GIN

## Webb Gin South Lifestyle Tenant Mix 210,477 SF

- |                       |                              |
|-----------------------|------------------------------|
| American Eagle        | LOFT                         |
| Barnes & Noble        | LVRG by Capitalist           |
| Bath & Body Works     | Men's Warehouse              |
| Bonefish Grill        | Natural Body Spa & Shop      |
| Browlash              | Pandora Jewelry              |
| Carter's              | Pao Pao Ramen Factory & Boba |
| Chico's               | Pure Barre                   |
| Cigar Bar             | Rack Room Shoes              |
| Cinderella's Dresses  | Regus                        |
| Claire's              | Sephora                      |
| Club Pilates          | Smallcakes Cupcakery         |
| Dress Up Boutique     | Sola Salon Studios           |
| Dripbar               | Soma                         |
| Escovitchez Caribbean | Sunglass Hut                 |
| Furniture & Décor     | Sweet and Fresh              |
| H&M                   | The Children's Place         |
| ILMB Fitness          | The Event Center             |
| J. Crew Factory       | Victoria's Secret            |
| Just Kid's Dentistry  | Warby Parker                 |
| Kay Jewelers          | White House Black Market     |

PANDORA H&M BARNES & NOBLE

chico's Sola SALONS RACK ROOM SHOES

J.CREW FACTORY Bath & Body Works ● sunglass hut

Soma INTIMATES LOFT WHITE HOUSE BLACK MARKET

VICTORIA'S SECRET MEN'S WEARHOUSE

CLUB PILATES WARBY PARKER THE DINER

AMERICAN EAGLE OUTFITTERS pure barre lift • tone • burn

carter's SEPHORA

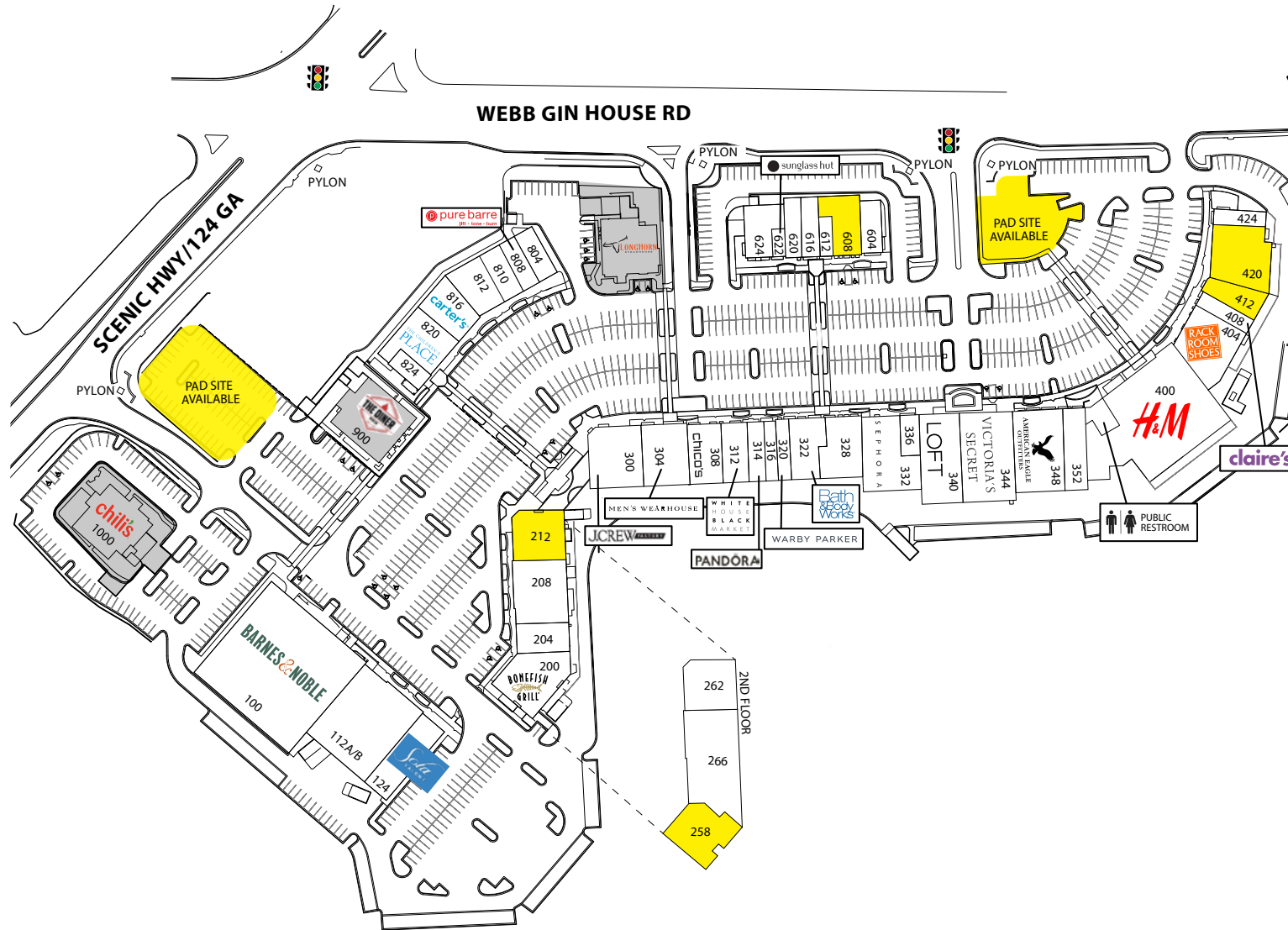
LONGHORN STEAKHOUSE chili's BONEFISH GRILL

# THE SHOPPES AT WEBB GIN SOUTH



## SHOPPES AT WEBB GIN (SOUTH)

Snellville, GA



Suite	Tenant	Area (SF)
100	Barnes & Noble	
112 A/B	Furniture & Décor	
124	Sola Salon Studios	
200	Bonefish Grill	
204	Dress Up Boutique	
208	Cinderella's Dresses	
212	AVAILABLE	4,419
300	J. Crew Factory	
304	Men's Wearhouse	
308	Chico's	
312	White House Black Market	
314	Pandora Jewelry	
316	Soma	
320	Warby Parker	
322	Bath & Body Works	
328	Natural Body Spa & Shop	
332	Sephora	
336	Kay Jewelers	
340	LOFT	
344	Victoria's Secret	
348	American Eagle	
352	LVRG	
400	H&M	
404	Rack Room Shoes	
408	Claire's	
412	AVAILABLE	3,159
420	AVAILABLE	6,199
424	Cigar Bar	
604	Sweet and Fresh	
608	AVAILABLE	3,406
612	Browlash	
616	ILMB Fitness	
620	Club Pilates	
622	Sunglass Hut	
624	Pao Pao Ramen Factory & Boba	
804	Escovitch Caribbean	
808	Pure Barre	
810	Dripbar	
812	The Event Center	
816	Carter's	
820	The Children's Place	
824	Smallcakes Cupcakery	
2ND FLOOR		
258	AVAILABLE	3,762
262	Just Kid's Dentistry	
266	Regus	
PAD	AVAILABLE	0.23 acres
PAD	AVAILABLE	0.55 acres
<b>SOUTH TOTAL</b>		<b>210,477</b>
<b>CENTER TOTAL</b>		<b>329,820</b>

Vacant
  Separately Owned Outparcel



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**Webb Gin  
North**



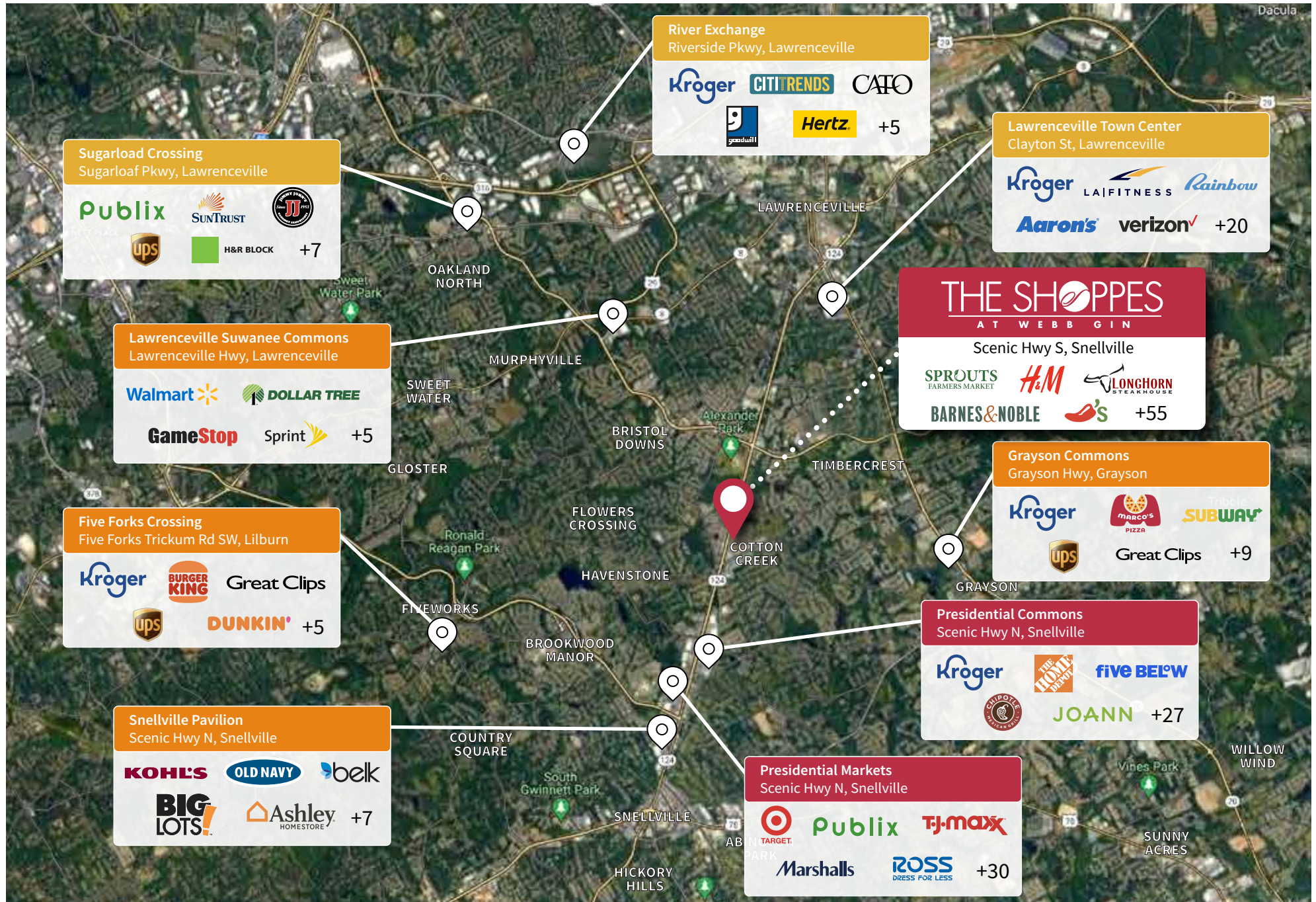




**Webb Gin  
South**



# Nearby Centers in the Market & Number of Visits\*



**KEY:** ■ 1.7M – 2.7M Visits ■ 750K – 1.1M Visits ■ 630K – 652K Visits

\* Note- visits date provided by www.placer.ai for a period spanning 12/19/2021 – 6/17/2022.

# THE SHOPPES

A T W E B B G I N

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please contact:

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