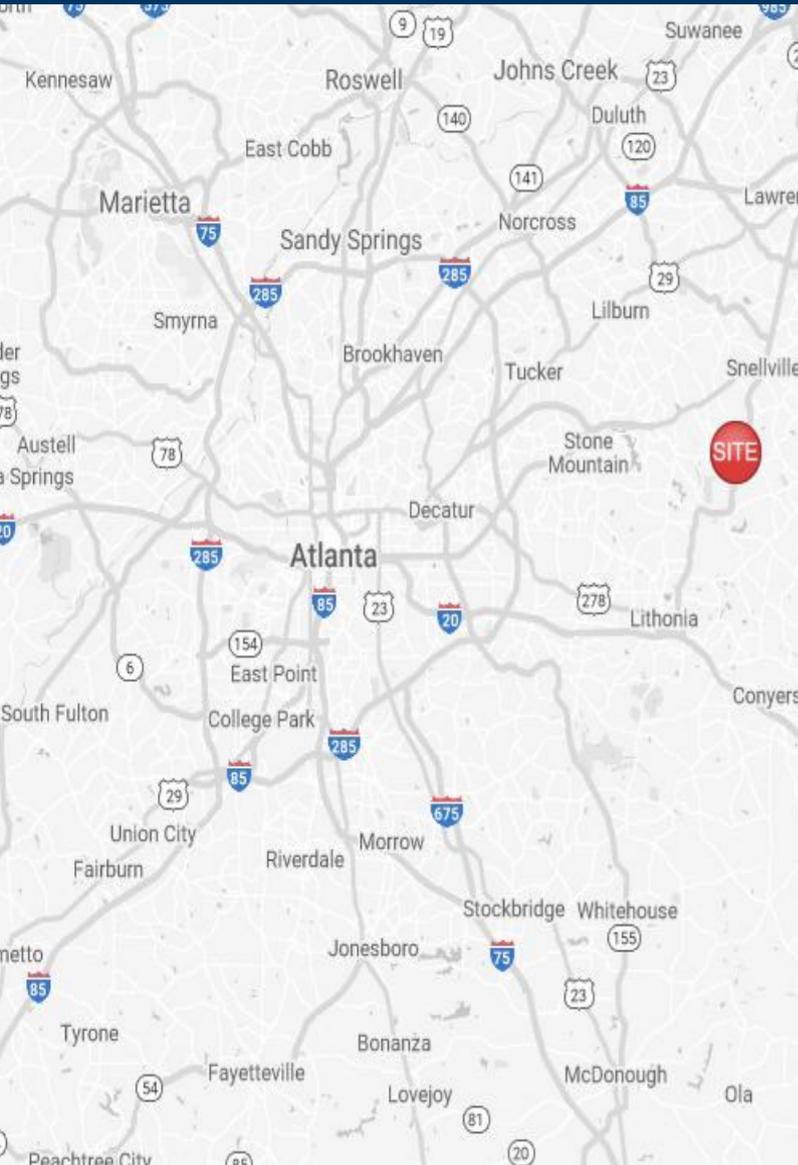


Shoppers World

3425 Centerville Highway
Snellville, Georgia 30039



FOR
LEASE



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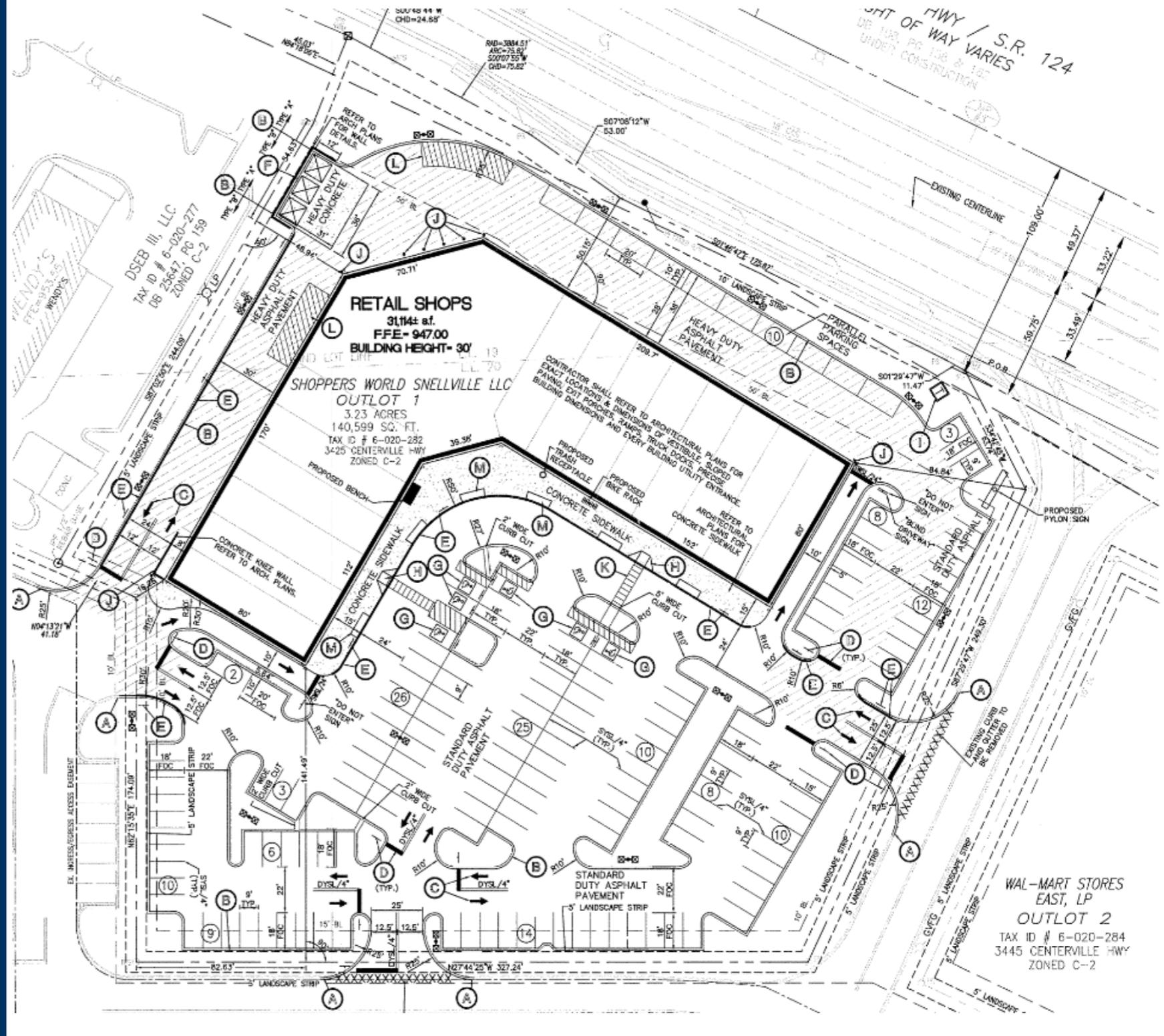
Property Highlights

- Shopper's World is located on Centerville Highway just 5 miles from Stone Mountain Park in a dense residential area of Snellville with a strong average income.
- Shopper's World is a Walmart Supercenter shadow center with national restaurants and retailers.
- Shopper's World offers tenants fantastic foot-traffic and excellent visibility from the street.
- The site consists of 31,316 square feet of retail and restaurant space on approximately 3.28 acres.
- Sees over 30,000 VPD on Centerville Hwy and over 20,000 VPD on Annistown Road.
- Salon/ Retail Space Available | 1,500 SF

Site Access: Property is accessible via Centerville Highway and Walmart parking lot.

Shoppers World TENANTS

1A	Dry Cleaner	2,000 SF
1B	Little Caesar's	1,755 SF
1C	Salon/ Retail Space Available	1,500 SF
1D	Snellville Tobacco & Vape	1,420 SF
1E	Unique Nail & Spa	2,800 SF
2A	Dollar Tree	8,446 SF
3A	Wink Threading Waxing & Sugaring	2,052 SF
3B	Studio 5.0 Barbershop	1,393 SF
3C	Chin Chin Hibachi Express	1,607 SF
3D	American Deli	1,420 SF
3E	Wing Stop	1,440 SF
3F	Cherry Beauty Supply	3,612 SF
3H	Boost Mobile	1,300 SF
GLA: 30,646 SF		
Availability:		1,500 SF



SHOPPERS WORLD
Site Plan



AREA DEMOGRAPHICS



2024
Population

1 MILE	7,708
3 MILE	60,800
5 MILE	135,280



2024
Daytime Population

1 MILE	5,227
3 MILE	40,765
5 MILE	100,498



Household 2024

1 MILE	2,416
3 MILE	19,763
5 MILE	44,436



Household
Income

1 MILE	\$104,300
3 MILE	\$98,900
5 MILE	\$103,600



SHOPPERS WORLD

Trade Area Overview

