

THE SHOPS AT HAMILTON MILL

3523 Braselton Highway, Dacula, GA 30019

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located on Braselton Highway in front of the Hamilton Mill Golf Club with over 2,100 homes, an exclusive 18 hole golf course, 16 tennis courts & 2 swimming pools



EXCLUSIVE AGENT(S)

BRETT FULLER • brett.fuller@tscg.com • 770.955.2434

PROPERTY HIGHLIGHTS

- Available 4/1/2023: 2,853 SF endcap with large patio
- Available with 90-day notice: 3,300 SF
- Fast access to I-85, ½ mile from Hamilton Mill exit
- Project serves the affluent Hamilton Mill Golf Club Community
- Access via two traffic signals on Braselton Hwy
- Co-Tenants: Wild Wing Café, J. Christopher's & Pure Barre
- GA DOT Traffic Counts: Hamilton Mill Pkwy-35,900 AADT

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Population Density | 5,938 | 50,926 | 119,325 |
| Average HH Income | \$138,242 | \$119,350 | \$116,789 |
| Daytime Population | 6,162 | 42,997 | 105,893 |



Walmart
Supercenter

DOLLAR TREE
UPS

panera

TSC TRACTOR SUPPLY CO

HAMILTON CREEK VILLAGE
petco
Great Clips
Publix **Orangetheory** FITNESS

CVS
pharmacy



McDonald's



75,100 VPD



38,700 VPD

Outback Steakhouse

HAMILTON MILL PKWY

Zaxby's

Burger King

TRUIST FH

Wendy's

THE HOME DEPOT

REGAL CINEMAS

VILLAGES AT HAMILTON MILL
SportClips **FIVE GUYS**
BURGERS and FRIES
FIREHOUSE SUBS
FOUNDED BY FIREMEN

Arby's

BBQ

STARBUCKS OFFEE

SUPERCUTS

WELLS FARGO

SYNOVUS



Meat
southern grill

HAMILTON CREEK
KOHL'S
Children's Healthcare of Atlanta
ANYTIME FITNESS

Hamilton Mill
GOLF CLUB

- EXCLUSIVE 18 HOLE GOLF COURSE
- 16 TENNIS COURTS; 2 SWIMMING POOLS
- 2,400+ HOMES BETWEEN \$500K - \$1.5 MM+

BRASELTON HWY

Bank of America

THE SHOPS AT HAMILTON MILL
WILD WING Cafe
J. Christopher's Breakfast Lunch
pure barre lift • tone • burn
Allstate **KUMON**

CHASE

ALDI

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ADDITIONAL PHOTOS



EXCLUSIVE AGENT(S)

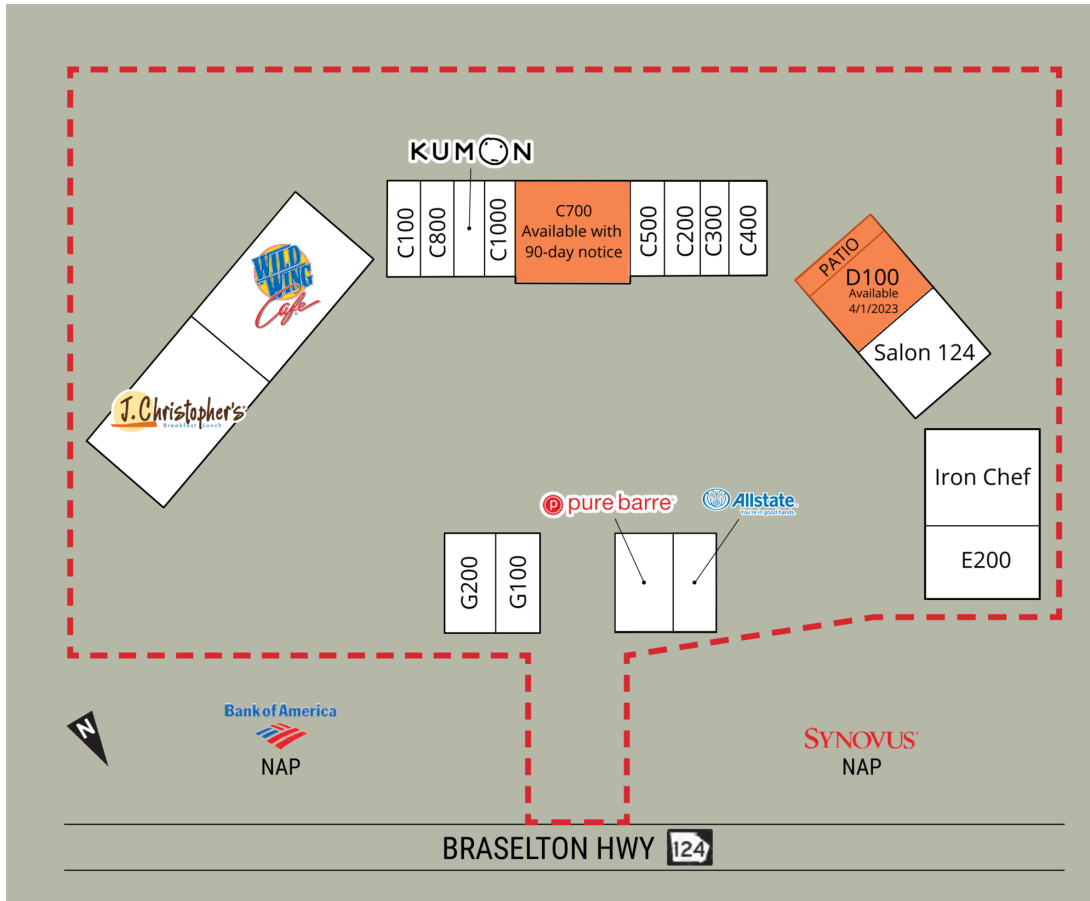
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SITE PLAN



| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|-------|------------------------|------------|-------|-----------------------|------------|-------|----------------------------|------------|
| A100 | J. Christopher's | 5,820 SF | C700 | Available | 3,300 SF | E100 | Iron Chef | 4,000 SF |
| B100 | Wild Wing Cafe | 5,046 SF | C800 | Bark Avenue | 1,166 SF | E200 | HM Family Chiropractor | 3,050 SF |
| C100 | EAM Acupuncture | 1,092 SF | C900 | Kumon Learning Center | 1,166 SF | F100 | Allstate Insurance | 1,500 SF |
| C200 | Tori Nail Salon | 1,100 SF | C1000 | Hamilton Mill Karate | 2,454 SF | F200 | Pure Barre | 1,392 SF |
| C300 | Advance Driving School | 1,166 SF | D100 | Available | 2,853 SF | G100 | Dennison Hearing Solutions | 1,500 SF |
| C400 | John's Alterations | 1,100 SF | D200 | Salon 124 | 3,147 SF | G200 | iVision Eyecare | 1,500 SF |
| C500 | Bundled Baybee | 1,166 SF | | | | | | |

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