

Publix #0539 - Publix at Centerville

3550 Centerville Hwy
Snellville, GA 30039
Lat 33.802, Long -84.040

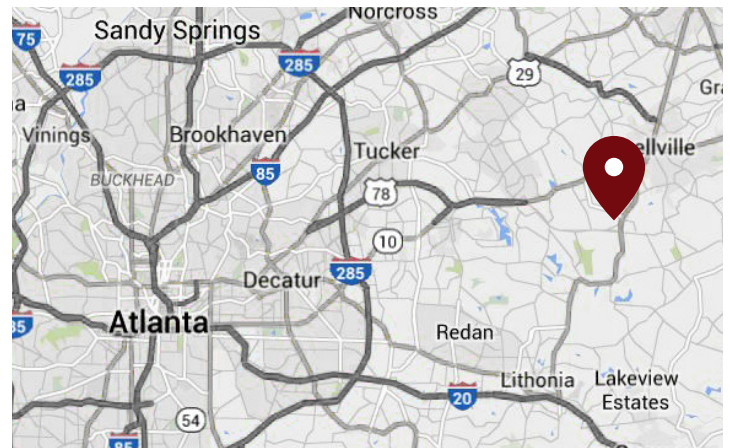
FOR LEASE



1,400 - 2,100 SF & ±1.67 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located in Snellville, a Major Bedroom Community for Metro Atlanta Projected to Grow Seven Percent
- Ideally Located Along the High-Growth Retail Corridor of Highway 124, the Main North-South Thoroughfare Connecting Interstate-20 to Snellville
- Exceptional Exposure and Easy Access Via Traffic Signal and Three Curb Cuts
- Nestled Among Densely Populated Neighborhoods Creating a Population of Over 120,000 Within Five Miles With Average Household Incomes Over \$90,000
- Center Offers a Diverse Mix of Retail, Restaurant, and Service Users
- 1.67 Acre Outparcel Available for Ground Lease



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,023	59,870	130,826
Daytime Population	6,381	41,773	103,547
Total Households	2,203	18,794	43,076
Avg. HH Income	\$106,887	\$100,225	\$103,591

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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SITE PLAN



Suite	Tenant	Size
201	Publix	47,955
101	Majik Touch Cleaners	1,400
102	Touch Down Wings	2,450
104	Subway	1,050
105	Italian Pizza Pie	1,347
106	Hong Kong	1,400
107	AVAILABLE	1,400
108	Serenity Dominican Hair Studio	1,050
109	Pearl Nails	1,050
110	GNC	1,400
111	AVAILABLE	2,100
114	Sassy Beauty Supply	6,150
OP1	AVAILABLE	1.67 Acres

TOTAL 68,752



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	161,411
Friday	147,293
Sunday	144,425

OF VISITS

TOP 3 HOURS

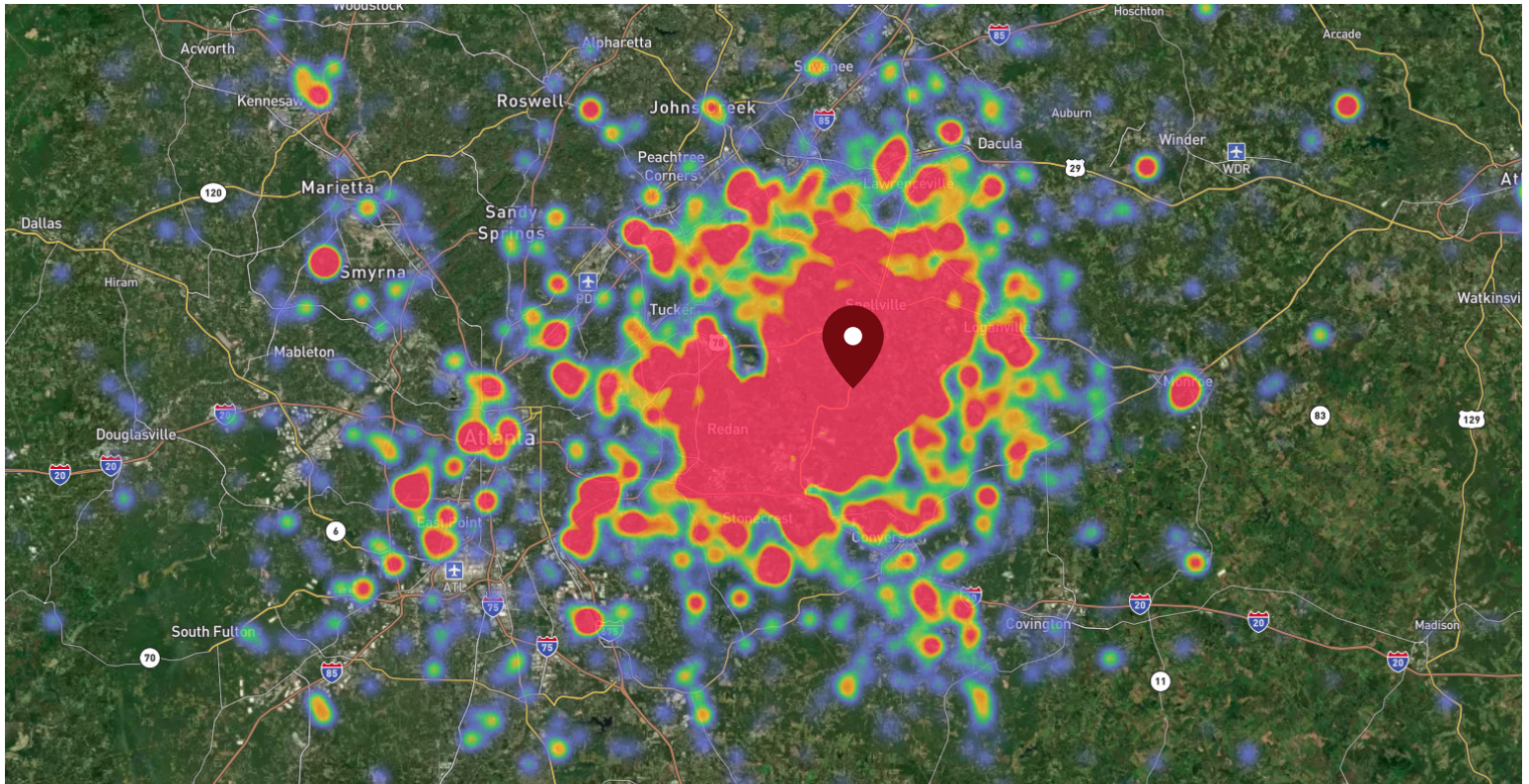


6-7 PM	174,793
5-6 PM	169,094
7-8 PM	151,765

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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