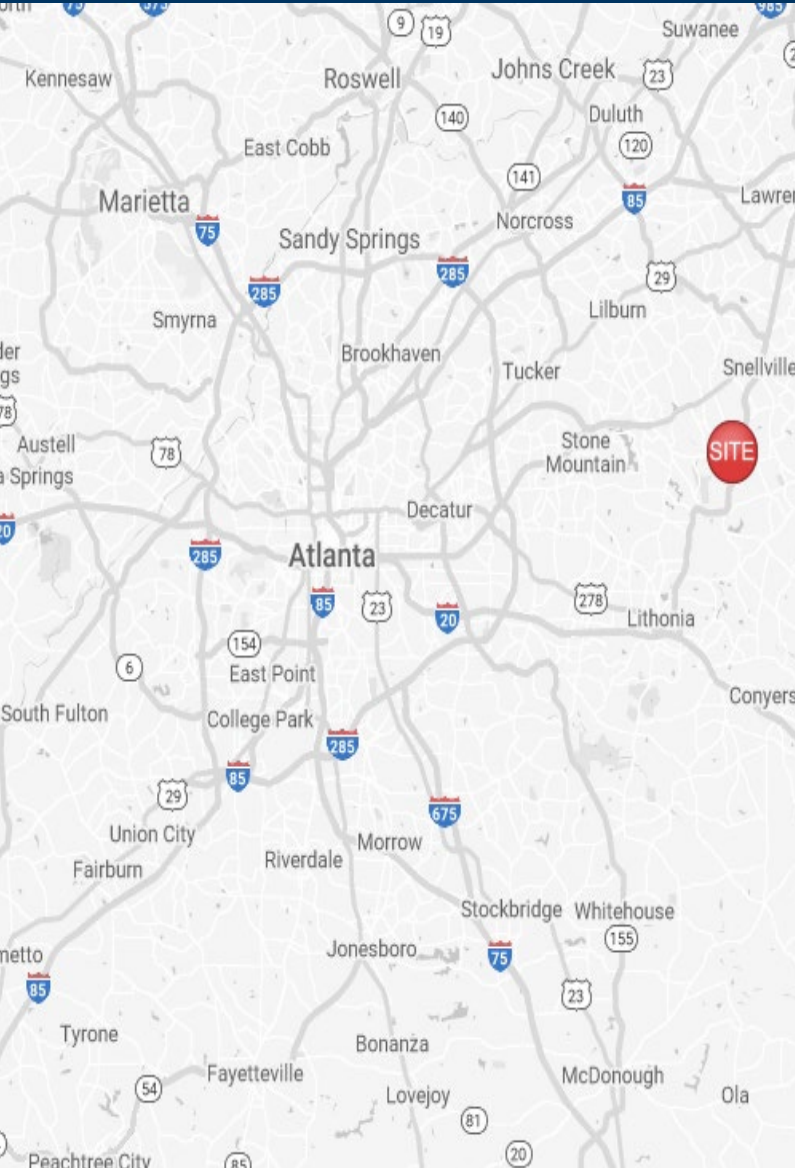


Shoppers World

3425 Centerville Highway
Snellville, Georgia 30039



Leasing Contacts

Marrissa Chanin
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Marrissa@riverwoodproperties.com

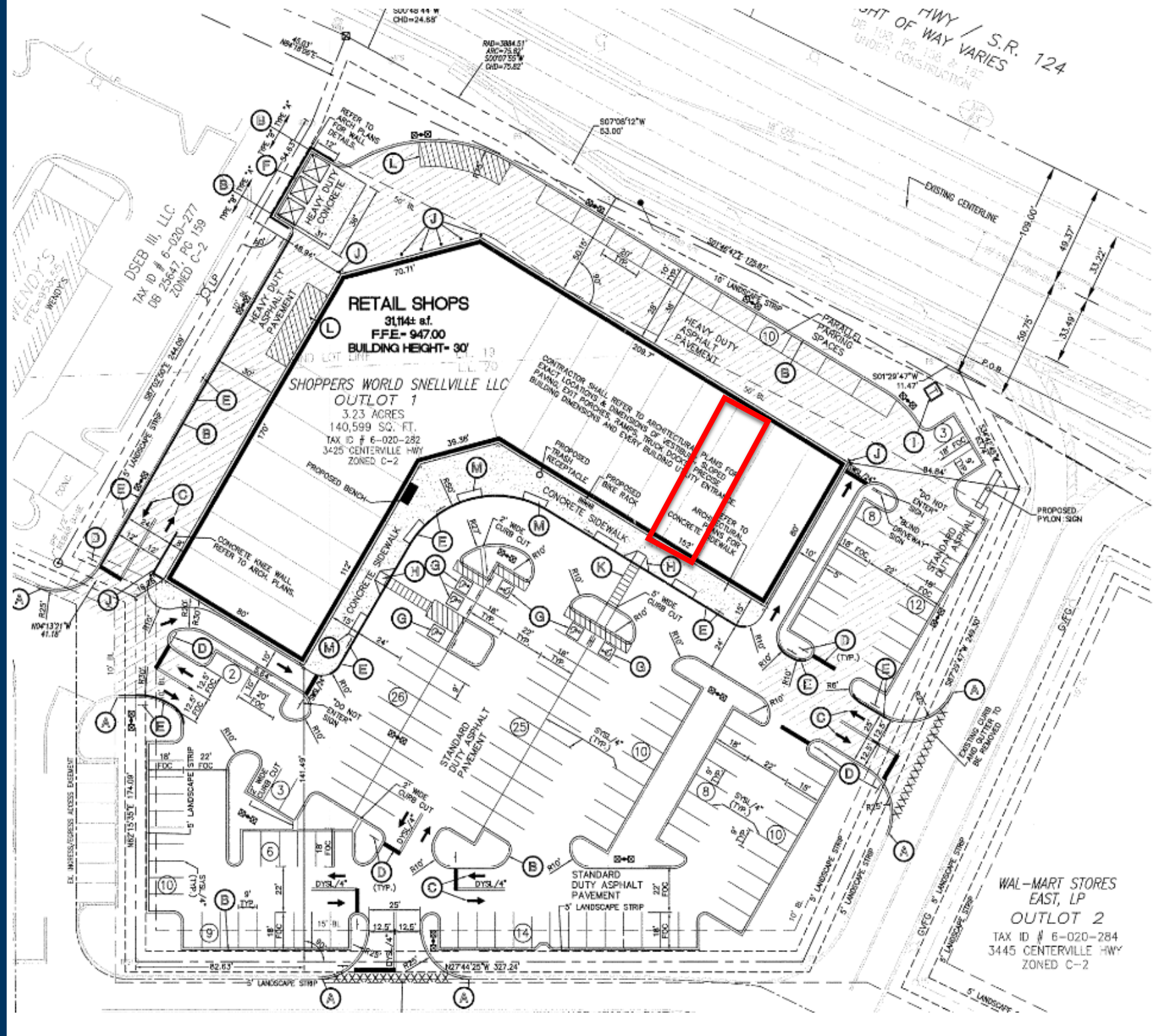
Allie Hodge
678-501-5342
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Property Highlights

- 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.
- Retail Space Available | 1,440 sf

Shoppers World TENANTS

1A	Dry Cleaner	2,000 SF
1B	Little Caesar's	1,755 SF
1C	House Of Creations	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	Tomsun Hibachi & Sushi	1,607 SF
3D	American Deli	1,420 SF
3E	Retail Space Available	1,440 SF
3F	Cherry Beauty Supply	3,612 SF
3H	Boost Mobile	1,300 SF
GLA: 30,646 SF		
Availability:		1,440 Sf



SHOPPERS WORLD
Site Plan

RIVERWOOD
PROPERTIES, LLC

AREA DEMOGRAPHICS



2023
Population

1 MILE	8,244
3 MILE	60,336
5 MILE	135,971



2023 Daytime
Population

1 MILE	1,935
3 MILE	14,100
5 MILE	37,098



Household 2023

1 MILE	2,662
3 MILE	20,128
5 MILE	46,026



Household
Income

1 MILE	\$121,505
3 MILE	\$107,798
5 MILE	\$110,608



SHOPPERS WORLD

Trade Area Overview

