

HILLSIDE CENTER

Grayson Hwy & Hillside Drive
 Grayson, Georgia 30017
 Gwinnett County



LEASING INFORMATION

JIMMY DAVIS
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- New 9,450 Square Foot Building next to a New 5,950 Square Foot Building located at Grayson Highway (Highway 20) and Hillside Drive in Grayson, GA.
- With Traffic Counts of 48,300 VPD, the site gets incredible exposure. Additionally, Highway 20 is a major artery connecting Buford, Lawrenceville and Grayson.
- The trade area sees exceptionally strong daytime business with 13,404 Employees within 3 Miles and 59,702 Employees within 5 Miles.
- Located in an affluent area, with Household Incomes above \$100,000 and 68,188 Residents within 3 miles.



Total Population

1 MILE: 8,179
 3 MILE: 68,188
 5 MILE: 174,717



Total Households

1 MILE: 2,739
 3 MILE: 21,701
 5 MILE: 54,740



Median HH Incomes

1 MILE: \$105,062
 3 MILE: \$90,218
 5 MILE: \$84,298

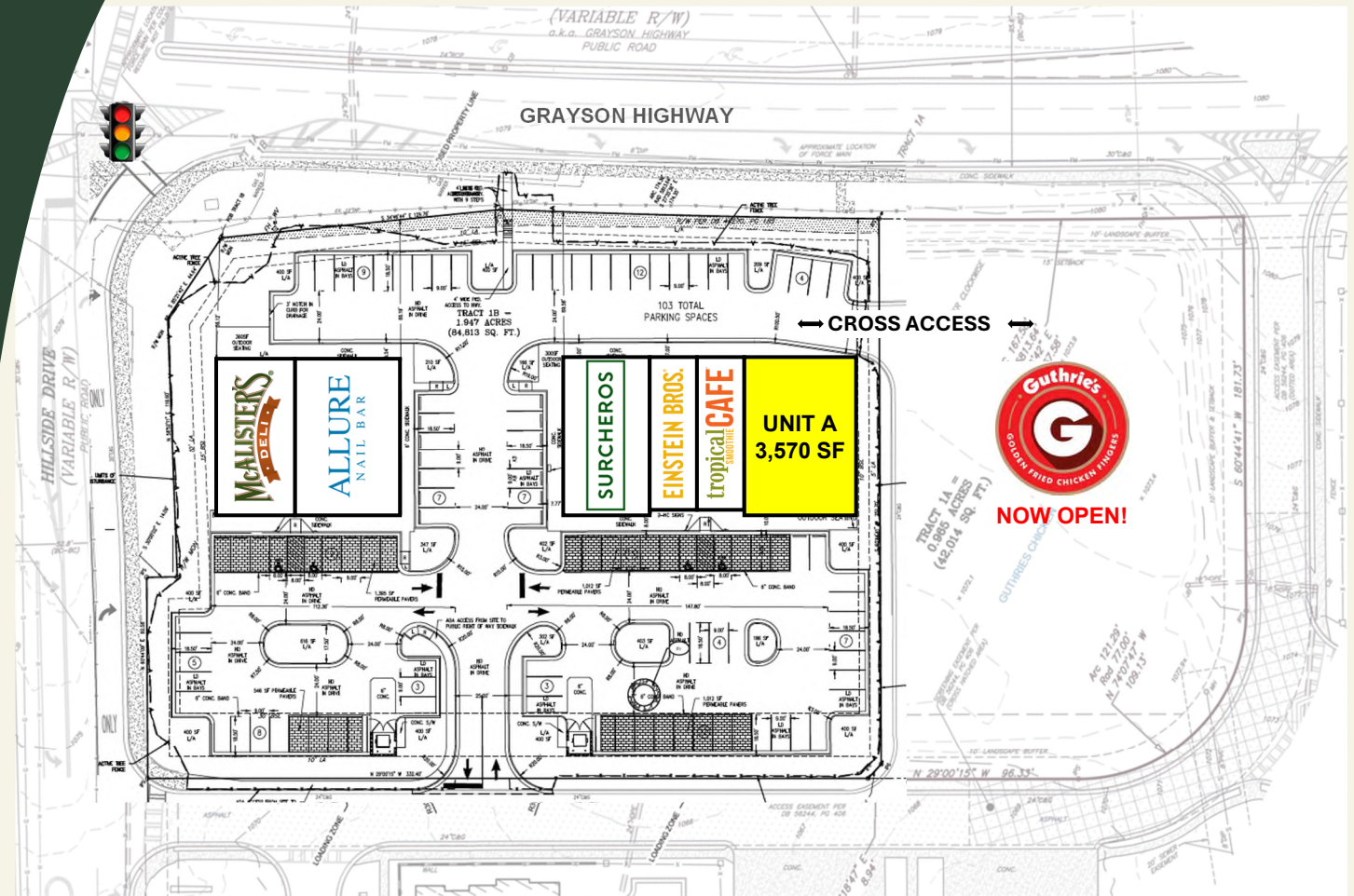


Total Employees

1 MILE: 1,683
 3 MILE: 13,404
 5 MILE: 59,702

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PROJECT SITE PLAN



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BUILDING 1

UNIT	TENANT	SIZE
A	AVAILABLE	3,570
B	Tropical Smoothie Café	1,680
C	Einstein Bros (pending)	1,400
D	Surcheros (pending)	2,800

BUILDING 2

UNIT	TENANT	SIZE
E	Allure Nail Bar	3,250
F	McAlister's Deli (pending)	2,700