



CONTINENTAL REALTY CORPORATION

# JUNIOR ANCHOR SPACE AVAILABLE

~10,000 SF UP TO ~17,000 SF

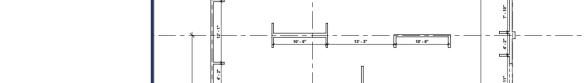
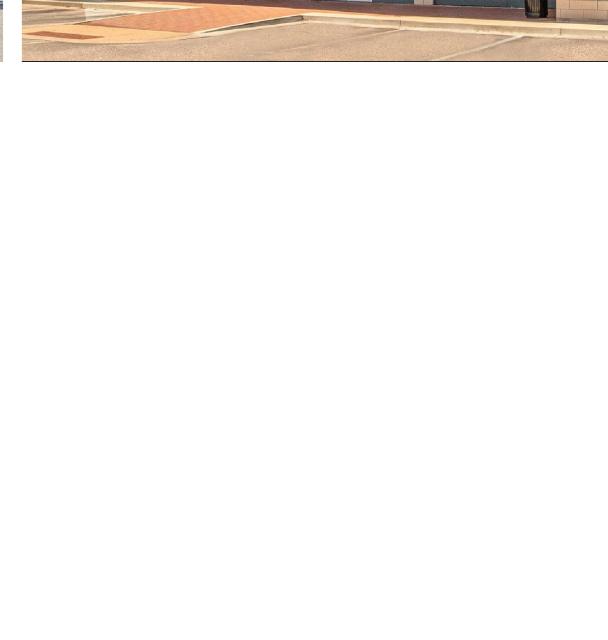
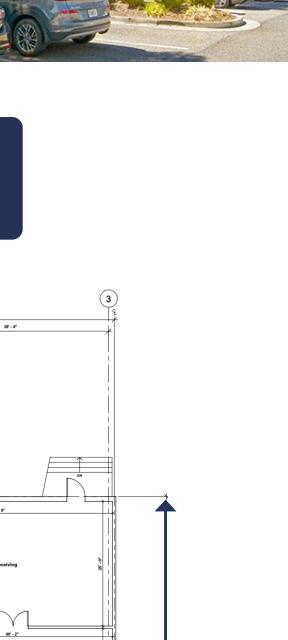
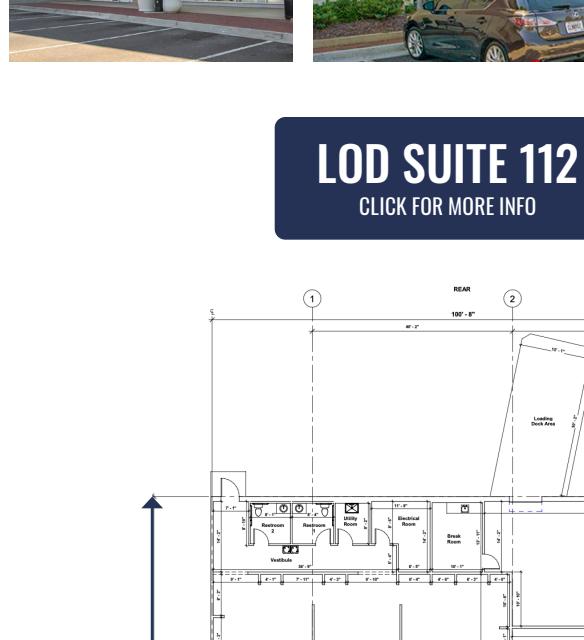
1350 SCENIC HWY N SUITE 112  
SNELLVILLE, GA 30078



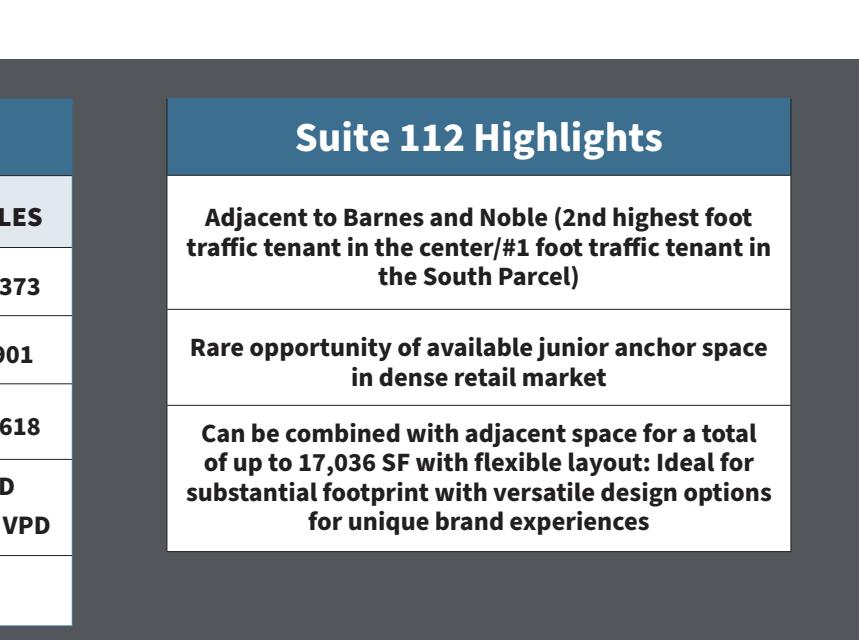
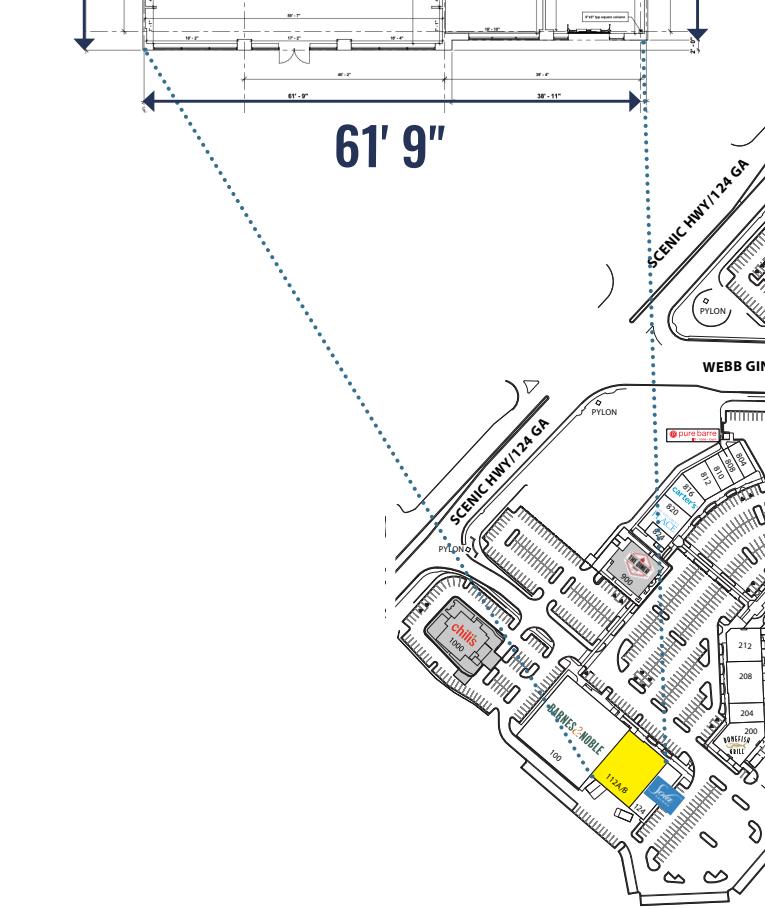
LOCATED IN

THE SHOPPES  
AT WEBB GIN

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LOD SUITE 112  
CLICK FOR MORE INFO



SITE MAP

CLICK FOR MORE INFO

## Demographics

	1 MILE	3 MILES	5 MILES
Est. Population	6,894	69,618	191,373
Est. Households	2,328	22,991	62,901
Est. HH Income	\$126,379	\$109,674	\$95,618
Traffic Count	Scenic Highway - 40,875 VPD Webb Gin House Rd - 13,516 VPD		
Annual Visits	3.5 Million		

## Suite 112 Highlights

Adjacent to Barnes and Noble (2nd highest foot traffic tenant in the center/#1 foot traffic tenant in the South Parcel)

Rare opportunity of available junior anchor space in dense retail market

Can be combined with adjacent space for a total of up to 17,036 SF with flexible layout: ideal for substantial footprint with versatile design options

Available soon in Snellville's 330,000 SF lifestyle center, anchored by Sprouts, H&M and Barnes & Noble.

For more information or to set up a tour, please contact me.



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