



CONTINENTAL REALTY CORPORATION

# JUNIOR ANCHOR SPACE AVAILABLE

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

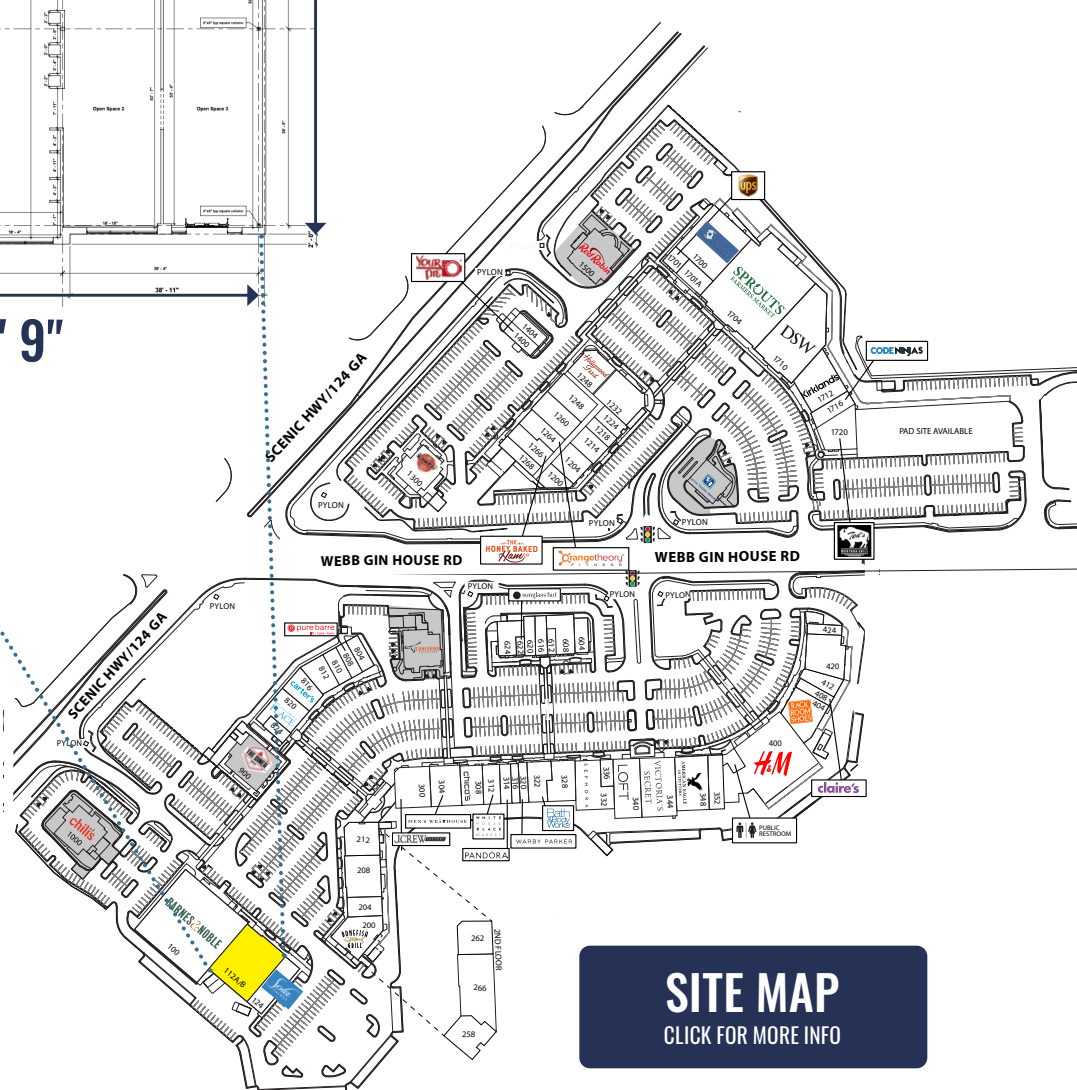
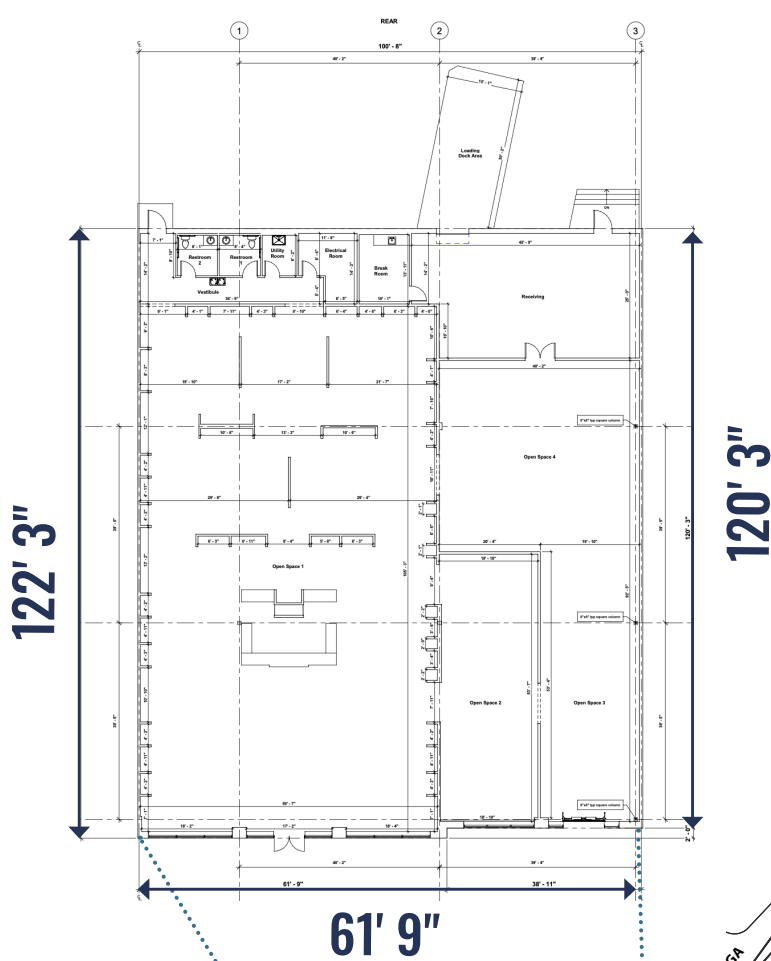
1350 SCENIC HWY N SUITE 112  
SNELLVILLE, GA 30078



LOCATED IN  
**THE SHOPPES**  
AT WEBB GIN  
[WWW.THESHOPPESATWEBBGIN.COM](http://WWW.THESHOPPESATWEBBGIN.COM)



**LOD SUITE 112**  
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 Road – 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 for unique brand experiences

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.



**MONICA JOHNSON**  
monica.johnson@crcrealty.com | 443.921.4340

