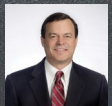


# Retail Property FOR SALE

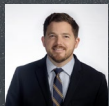
# 2297

Main St E  
Snellville, GA

24,124 SF  
1.90 AC Lot



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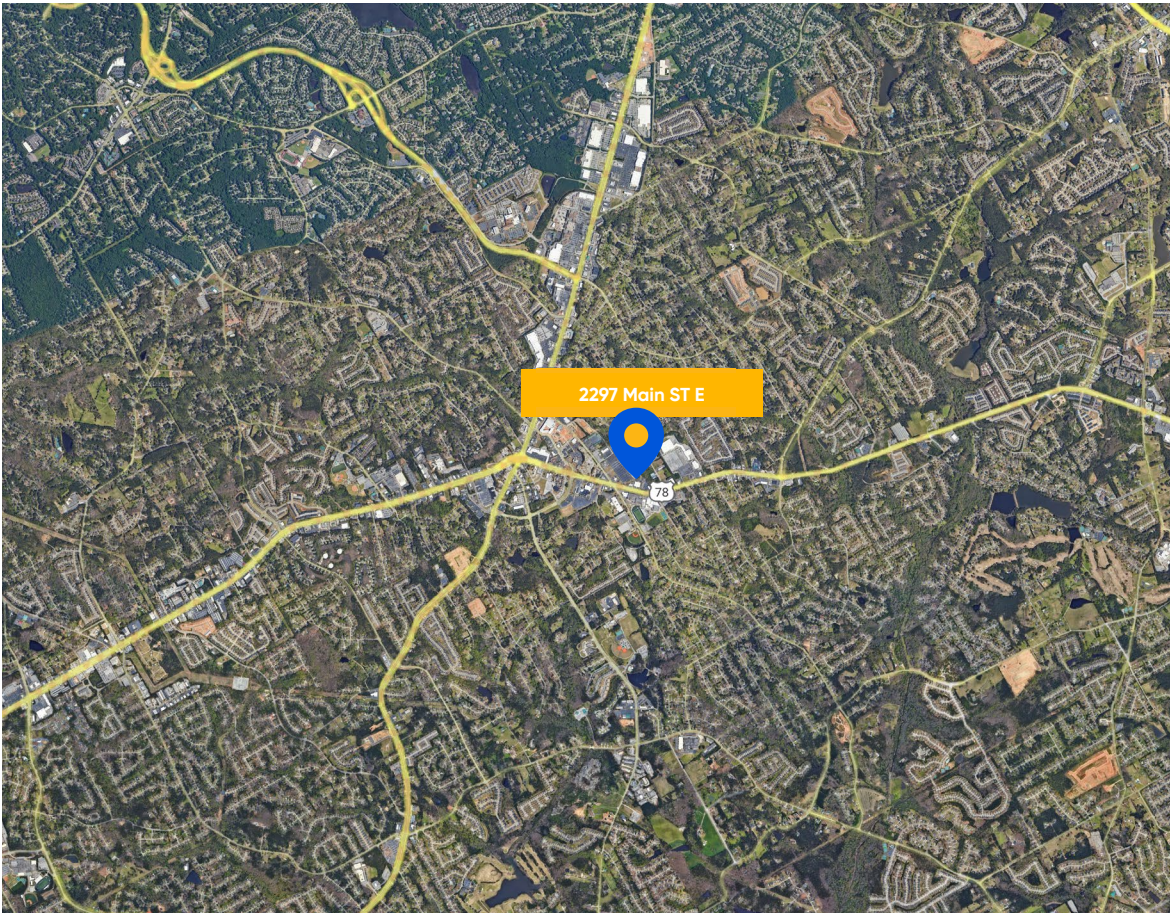
# Property Highlights

- 24,124 SF Building
- 1.90 AC Lot
- 1 Private Office
- Collaborative Office Space with Five Desk Stations
- Breakroom
- Frontage: 212' on Main St East St (with 2 curb cuts)
- 51 Surface Parking Spaces
- 1 Dock-High
- HVAC in Warehouse Space

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Situated along Snellville's highly traveled Main Street corridor, **2297 Main St E** offers prime visibility and quick access to Hwy 78.



The location benefits from strong traffic counts, steady daytime population, and proximity to key amenities, making it well-positioned for a wide range of commercial or service-oriented uses.



# MARKET OVERVIEW

5 Year Population Growth Rate 3.5%

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Labor Force 187,258

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Total Unemployed 4,786

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Unemployment 2.64%

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Average Commute Time 33 min

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Cost of Living Index 95.9

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Average Home Price \$345,227

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Average Monthly Rental - 1 Bedroom \$1,785

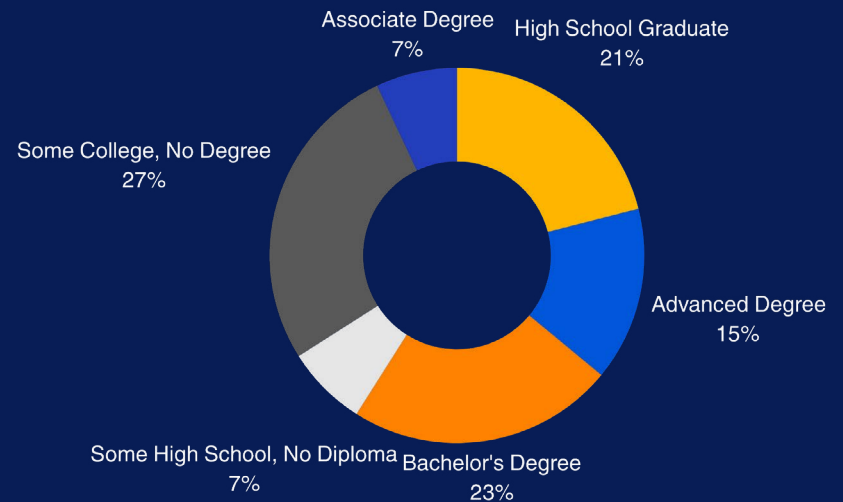
# TRAFFIC VOLUME



# 31,259

Average Traffic Volume Across Main St E - Collected From CoStar

# EDUCATIONAL ATTAINMENT



5 Miles 2024 % of Population - Collected From CoStar





# Floor Plan - 24,124 SF

