



Gwinnett Crossing

3334 Stone Mountain Highway, Snellville, GA 30078



Commercial Real Estate & Management

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Gwinnett Crossing Shopping Center

Gwinnett Crossing

\$10 /SF/Year

Well located neighborhood shopping center in Snellville, Georgia. High visible center with easy access to and from Highway 78.

Total Space Available: 6,400 SF

Rental Rate: \$10 /SF/Year

Min. Divisible: 1,600 SF

Max. Contiguous: 3,200 SF

Property Type: Retail

Property Sub-type: Strip Center

Building Size: 16,200 SF

Gross Leasable Area: 16,200 SF

Lot Size: 1 AC

Space G

Space Available	1,600 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Strip Center
Lease Type	Modified Net
Lease Term	36 Months
No. Parking Spaces	100

Retail-office-professional space available for lease in well-managed, attractive shopping center near Snellville Georgia.

1

Space I

Space Available	1,600 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Strip Center
Lease Type	Modified Net

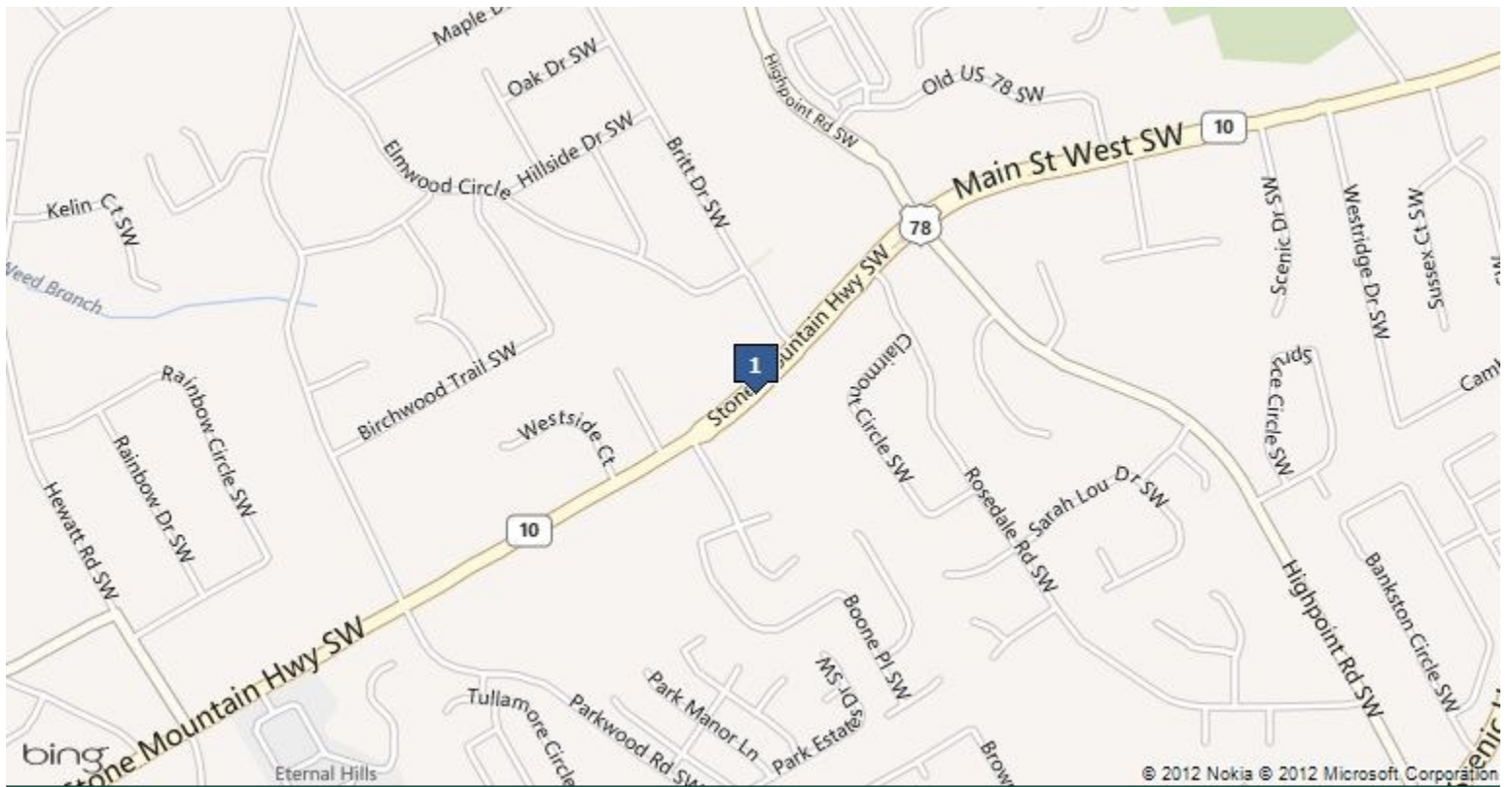
Retail-office-professional space available for lease in well-managed, attractive shopping center near Snellville Georgia.

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Space J & K

Space Available	3,200 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Strip Center
Min. Divisible	1,600 SF
Max. Contiguous	3,200 SF

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3334 Stone Mountain Highway, Snellville, GA 30078

On Highway 78 (Stone Mountain Highway) near intersection of Highpoint Road. Shopping center has excellent exposure from Stone Mountain Highway. Georgia DOT traffic count for this area is approximately 42,000 vehicles daily.

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	3,058	27,851	75,796
2011 Female Population	3,289	29,510	79,371
% 2011 Male Population	48.18%	48.55%	48.85%
% 2011 Female Population	51.82%	51.45%	51.15%
2011 Total Adult Population	4,458	40,967	109,833
2011 Total Daytime Population	4,704	48,115	114,055
2011 Total Daytime Work Population	1,592	17,468	35,044
2011 Median Age Total Population	31	35	35
2011 Median Age Adult Population	41	44	44
2011 Age 0-5	640	4,763	13,639
2011 Age 6-13	791	7,427	20,328
2011 Age 14-17	458	4,203	11,367
2011 Age 18-20	316	2,587	6,555
2011 Age 21-24	395	2,883	7,165
2011 Age 25-29	428	2,827	7,723
2011 Age 30-34	462	3,340	9,152
2011 Age 35-39	415	3,785	10,935
2011 Age 40-44	485	4,730	12,731
2011 Age 45-49	449	4,883	13,328
2011 Age 50-54	371	4,592	12,105
2011 Age 55-59	297	3,187	9,110
2011 Age 60-64	232	2,466	6,619
2011 Age 65-69	186	1,685	4,682
2011 Age 70-74	120	1,349	3,441
2011 Age 75-79	120	1,131	2,735
2011 Age 80-84	106	823	1,913
2011 Age 85+	75	699	1,639
% 2011 Age 0-5	10.09%	8.30%	8.79%
% 2011 Age 6-13	12.46%	12.95%	13.10%
% 2011 Age 14-17	7.22%	7.33%	7.33%
% 2011 Age 18-20	4.98%	4.51%	4.22%
% 2011 Age 21-24	6.22%	5.03%	4.62%
% 2011 Age 25-29	6.74%	4.93%	4.98%
% 2011 Age 30-34	7.28%	5.82%	5.90%
% 2011 Age 35-39	6.54%	6.60%	7.05%
% 2011 Age 40-44	7.64%	8.25%	8.20%
% 2011 Age 45-49	7.08%	8.51%	8.59%
% 2011 Age 50-54	5.85%	8.01%	7.80%
% 2011 Age 55-59	4.68%	5.56%	5.87%
% 2011 Age 60-64	3.66%	4.30%	4.27%
% 2011 Age 65-69	2.93%	2.94%	3.02%
% 2011 Age 70-74	1.89%	2.35%	2.22%
% 2011 Age 75-79	1.89%	1.97%	1.76%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Age 80-84	1.67%	1.43%	1.23%
% 2011 Age 85+	1.18%	1.22%	1.06%
2011 White Population	2,955	30,354	83,023
2011 Black Population	2,515	19,092	48,550
2011 Asian/Hawaiian/Pacific Islander	268	3,936	11,535
2011 American Indian/Alaska Native	13	128	487
2011 Other Population (Incl 2+ Races)	597	3,850	11,573
2011 Hispanic Population	730	4,894	16,198
2011 Non-Hispanic Population	5,618	52,467	138,970
% 2011 White Population	46.55%	52.92%	53.51%
% 2011 Black Population	39.62%	33.28%	31.29%
% 2011 Asian/Hawaiian/Pacific Islander	4.22%	6.86%	7.43%
% 2011 American Indian/Alaska Native	0.20%	0.22%	0.31%
% 2011 Other Population (Incl 2+ Races)	9.40%	6.71%	7.46%
% 2011 Hispanic Population	11.50%	8.53%	10.44%
% 2011 Non-Hispanic Population	88.50%	91.47%	89.56%
2000 Non-Hispanic White	4,501	40,571	100,752
2000 Non-Hispanic Black	771	5,030	13,610
2000 Non-Hispanic Amer Indian/Alaska Native	10	96	256
2000 Non-Hispanic Asian	82	1,493	5,042
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	1	41
2000 Non-Hispanic Some Other Race	n/a	85	262
2000 Non-Hispanic Two or More Races	115	665	1,518
% 2000 Non-Hispanic White	82.15%	84.63%	82.94%
% 2000 Non-Hispanic Black	14.07%	10.49%	11.20%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.18%	0.20%	0.21%
% 2000 Non-Hispanic Asian	1.50%	3.11%	4.15%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.03%
% 2000 Non-Hispanic Some Other Race	0.00%	0.18%	0.22%
% 2000 Non-Hispanic Two or More Races	2.10%	1.39%	1.25%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	6,348	57,361	155,168
2011 Total Households	2,108	19,013	50,926
Population Change 1990-2011	1,026	16,280	56,506
Household Change 1990-2011	331	6,072	19,747
% Population Change 1990-2011	19.28%	39.63%	57.27%
% Household Change 1990-2011	18.63%	46.92%	63.33%

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2000-2011	446	7,206	28,544
Household Change 2000-2011	93	2,448	9,540
% Population Change 2000-2011	7.56%	14.37%	22.54%
% Households Change 2000-2011	4.62%	14.78%	23.05%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,078	16,958	42,672
2000 Occupied Housing Units	2,025	16,544	41,464
2000 Owner Occupied Housing Units	1,407	14,095	37,064
2000 Renter Occupied Housing Units	617	2,450	4,401
2000 Vacant Housing Units	53	414	1,208
% 2000 Occupied Housing Units	97.45%	97.56%	97.17%
% 2000 Owner Occupied Housing Units	67.74%	83.11%	86.86%
% 2000 Renter Occupied Housing Units	29.71%	14.45%	10.31%
% 2000 Vacant Housing Units	2.55%	2.44%	2.83%

Income

	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$60,674	\$77,256	\$78,384
2011 Per Capita Income	\$22,452	\$26,472	\$28,058
2011 Average Household Income	\$67,611	\$79,865	\$85,491
2011 Household Income < \$10,000	74	371	1,446
2011 Household Income \$10,000-\$14,999	5	483	1,327
2011 Household Income \$15,000-\$19,999	82	242	823
2011 Household Income \$20,000-\$24,999	134	566	1,294
2011 Household Income \$25,000-\$29,999	102	494	1,461
2011 Household Income \$30,000-\$34,999	98	840	2,153
2011 Household Income \$35,000-\$39,999	107	654	1,841
2011 Household Income \$40,000-\$44,999	95	805	2,008
2011 Household Income \$45,000-\$49,999	83	649	1,614
2011 Household Income \$50,000-\$59,999	262	1,666	3,971
2011 Household Income \$60,000-\$74,999	289	2,383	6,011
2011 Household Income \$75,000-\$99,999	258	3,916	11,190
2011 Household Income \$100,000-\$124,999	178	2,215	6,518
2011 Household Income \$125,000-\$149,999	82	1,192	3,513
2011 Household Income \$150,000-\$199,999	119	1,612	3,581
2011 Household Income \$200,000-\$249,999	56	533	1,034
2011 Household Income \$250,000-\$499,999	77	377	1,112
2011 Household Income \$500,000+	9	15	31
2011 Household Income \$200,000+	142	925	2,177
% 2011 Household Income < \$10,000	3.51%	1.95%	2.84%
% 2011 Household Income \$10,000-\$14,999	0.24%	2.54%	2.61%
% 2011 Household Income \$15,000-\$19,999	3.89%	1.27%	1.62%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Household Income \$20,000-\$24,999	6.35%	2.98%	2.54%
% 2011 Household Income \$25,000-\$29,999	4.83%	2.60%	2.87%
% 2011 Household Income \$30,000-\$34,999	4.64%	4.42%	4.23%
% 2011 Household Income \$35,000-\$39,999	5.07%	3.44%	3.61%
% 2011 Household Income \$40,000-\$44,999	4.50%	4.23%	3.94%
% 2011 Household Income \$45,000-\$49,999	3.93%	3.41%	3.17%
% 2011 Household Income \$50,000-\$59,999	12.42%	8.76%	7.80%
% 2011 Household Income \$60,000-\$74,999	13.70%	12.53%	11.80%
% 2011 Household Income \$75,000-\$99,999	12.23%	20.60%	21.97%
% 2011 Household Income \$100,000-\$124,999	8.44%	11.65%	12.80%
% 2011 Household Income \$125,000-\$149,999	3.89%	6.27%	6.90%
% 2011 Household Income \$150,000-\$199,999	5.64%	8.48%	7.03%
% 2011 Household Income \$200,000-\$249,999	2.65%	2.80%	2.03%
% 2011 Household Income \$250,000-\$499,999	3.65%	1.98%	2.18%
% 2011 Household Income \$500,000+	0.43%	0.08%	0.06%
% 2011 Household Income \$200,000+	6.73%	4.87%	4.27%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$839,900	\$8,476,777	\$24,178,491
2011 Jewelry Stores	\$637,440	\$6,197,862	\$17,596,780
2011 Mens Clothing Stores	\$1,216,410	\$12,114,179	\$34,463,864
2011 Shoe Stores	\$1,116,439	\$11,399,265	\$32,503,660
2011 Womens Clothing Stores	\$2,093,076	\$20,471,635	\$57,947,778
2011 Automobile Dealers	\$14,708,223	\$139,513,421	\$391,481,078
2011 Automotive Parts/Acc/Repair Stores	\$1,815,206	\$17,689,456	\$50,031,672
2011 Other Motor Vehicle Dealers	\$547,886	\$5,548,488	\$15,807,279
2011 Tire Dealers	\$499,610	\$4,774,952	\$13,482,335
2011 Hardware Stores	\$235,597	\$3,448,724	\$10,223,617
2011 Home Centers	\$1,369,304	\$14,275,431	\$40,382,990
2011 Nursery/Garden Centers	\$530,245	\$5,056,356	\$14,272,167
2011 Outdoor Power Equipment Stores	\$172,741	\$1,498,558	\$4,084,430
2011 Paint/Wallpaper Stores	\$53,018	\$504,325	\$1,403,513
2011 Appliance/TV/Other Electronics Stores	\$1,415,843	\$14,060,248	\$40,025,770
2011 Camera/Photographic Supplies Stores	\$226,514	\$2,260,651	\$6,410,777
2011 Computer/Software Stores	\$674,029	\$6,552,674	\$18,469,971
2011 Beer/Wine/Liquor Stores	\$898,013	\$9,149,742	\$26,123,209
2011 Convenience/Specialty Food Stores	\$1,357,170	\$18,356,433	\$52,877,219
2011 Restaurant Expenditures	\$7,378,628	\$101,292,454	\$289,189,429
2011 Supermarkets/Other Grocery excl Conv	\$9,828,250	\$97,732,642	\$276,829,714
2011 Furniture Stores	\$1,431,109	\$14,002,770	\$39,631,031
2011 Home Furnishings Stores	\$928,014	\$9,611,611	\$27,542,200
2011 Gen Merch/Appliance/Furniture Stores	\$12,639,984	\$125,028,262	\$354,562,942
2011 Gasoline Stations w/ Convenience Stores	\$7,530,781	\$81,512,956	\$233,214,645
2011 Other Gasoline Stations	\$6,173,611	\$63,156,524	\$180,337,429
2011 Department Stores excl Leased Depts	\$14,055,827	\$139,088,508	\$394,588,712

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2011 General Merchandise Stores	\$11,208,875	\$111,025,494	\$314,931,914
2011 Other Health/Personal Care Stores	\$932,294	\$8,911,772	\$25,034,443
2011 Pharmacies/Drug Stores	\$4,729,981	\$46,618,449	\$131,847,798
2011 Pet/Pet Supplies Stores	\$663,095	\$6,611,579	\$18,703,644
2011 Book/Periodical/Music Stores	\$209,156	\$2,004,431	\$5,712,124
2011 Hobby/Toy/Game Stores	\$218,363	\$1,706,782	\$4,371,718
2011 Musical Instrument/Supplies Stores	\$131,175	\$1,262,895	\$3,560,729
2011 Sewing/Needlework/Piece Goods Stores	\$39,824	\$417,016	\$1,194,988
2011 Sporting Goods Stores	\$858,034	\$9,797,623	\$28,771,860
2011 Video Tape Stores - Retail	\$115,968	\$1,139,718	\$3,229,815