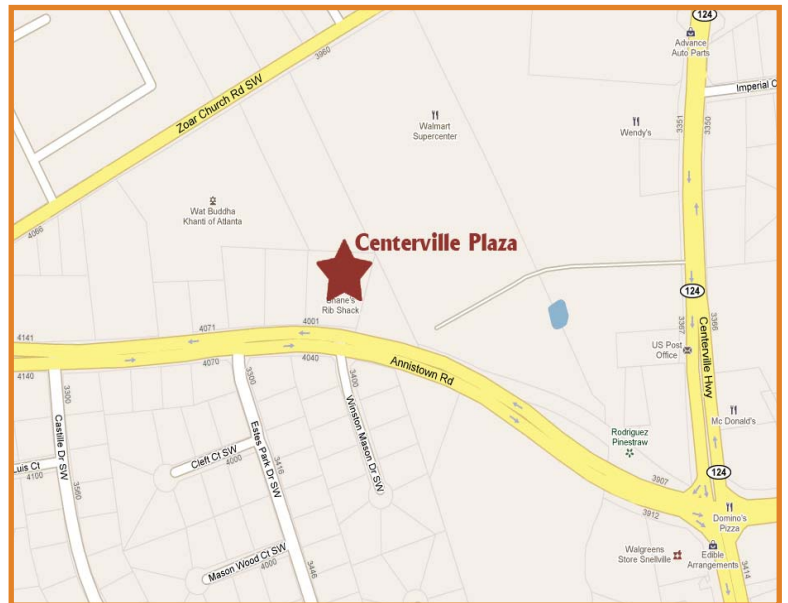


Centerville Plaza Snellville, Georgia

Cross Access To The Wal-Mart Supercenter



| | |
|---------------|---|
| LOCATION | 4017 Annistown Road Snellville, GA 30039 Metro Atlanta Gwinnett County |
| SIZE | 18,101 SF and 3.1 +/- Acres |
| PARKING | 143 spaces (+/- 7.5 per 1,000 SF) |
| ACCESS | Cross Access to Wal-Mart (1) full access via Annistown Rd (1) right in/right out via Zoar Church Rd |
| FEATURES | <ul style="list-style-type: none"> • Adjacent to the Wal-Mart Supercenter • 120,000 people within 5 mile radius |
| TRAFFIC COUNT | Hwy 124-29,060 cars per day Annistown Road-15,880 cars per day (GA DOT, Traffic Count, 2010) |
| TENANTS | Shane's Rib Shack, Edward Jones, Metro PCS, daVido's \$3.75 Pizza, Oxford Cleaners & Cutting Edge Salon and Barber School, G's Ful Flava & Pharmacy |
| AVAILABLE | 1,875 SF and 3.1 +/- Acres |



| DEMOGRAPHICS* | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|----------|----------|
| Population | 5,925 | 52,789 | 119,703 |
| Median HH Income | \$73,641 | \$70,413 | \$72,288 |
| Daytime Population | 673 | 8,165 | 27,495 |

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*Source: Synergos Tech-PopStats, 2010 Estimates

No warranty or representation, express or implied has been made as to the accuracy of the information provided herein, but no liability is assumed for errors or omissions.

3.1 +/- Acres of Land

- Cutting Edge
- Cutting Edge
- Cutting Edge
- G's Ful Flava
- 1,875 SF
- Pharmacy
- Edward Jones
- metroPCS
- daVido's
- Oxford Cleaners



Annistown Road

Hwy 124

