

# PRESIDENTIAL COMMONS

1630-1708 Scenic Highway N, Snellville, GA 30078



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For information: **Karl Brinkman**

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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
3	CAVA	2,800	10A	Five Below	7,500	17	Quest Diagnostics	1,500	27	Cell Phone Repair	1,050
4	The Joint Chiropractic	1,063	10B	JOANN	37,312	18	Spa Stinny Massage	1,400	28	Aaron's	9,046
4B	Great Clips	1,063	11	Petco	15,750	19	City Nail & Tan	2,100	29	Delta Community Credit Union	3,757
5	Hype 24/7	1,050	12	Beauty Now	9,375	21	Options Medical Weight Loss	1,380	30	Pearle Vision	2,263
6	Tropical Smoothie Café	1,750	13	Phenix Salon Suites	5,500	22	Kroger	64,905	31	WNB Factory	1,330
7	Plato's Closet	4,200	14	Wild Birds Unlimited	1,750	23	Burlington	33,600	32	Leslie's Pool Supplies	2,800
8	Jackson Hewitt Tax Services	1,050	15	Magical Waxing	1,400	<b>24</b>	<b>Available</b>	<b>28,790</b>	-	<b>Ground Lease</b>	<b>0.7 Acres</b>
9	FedEx Office	4,987	16	Buffalo Wings & Philly	1,300	26	Ulta Beauty	12,500	<b>Total Square Feet: 264,271</b>		



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

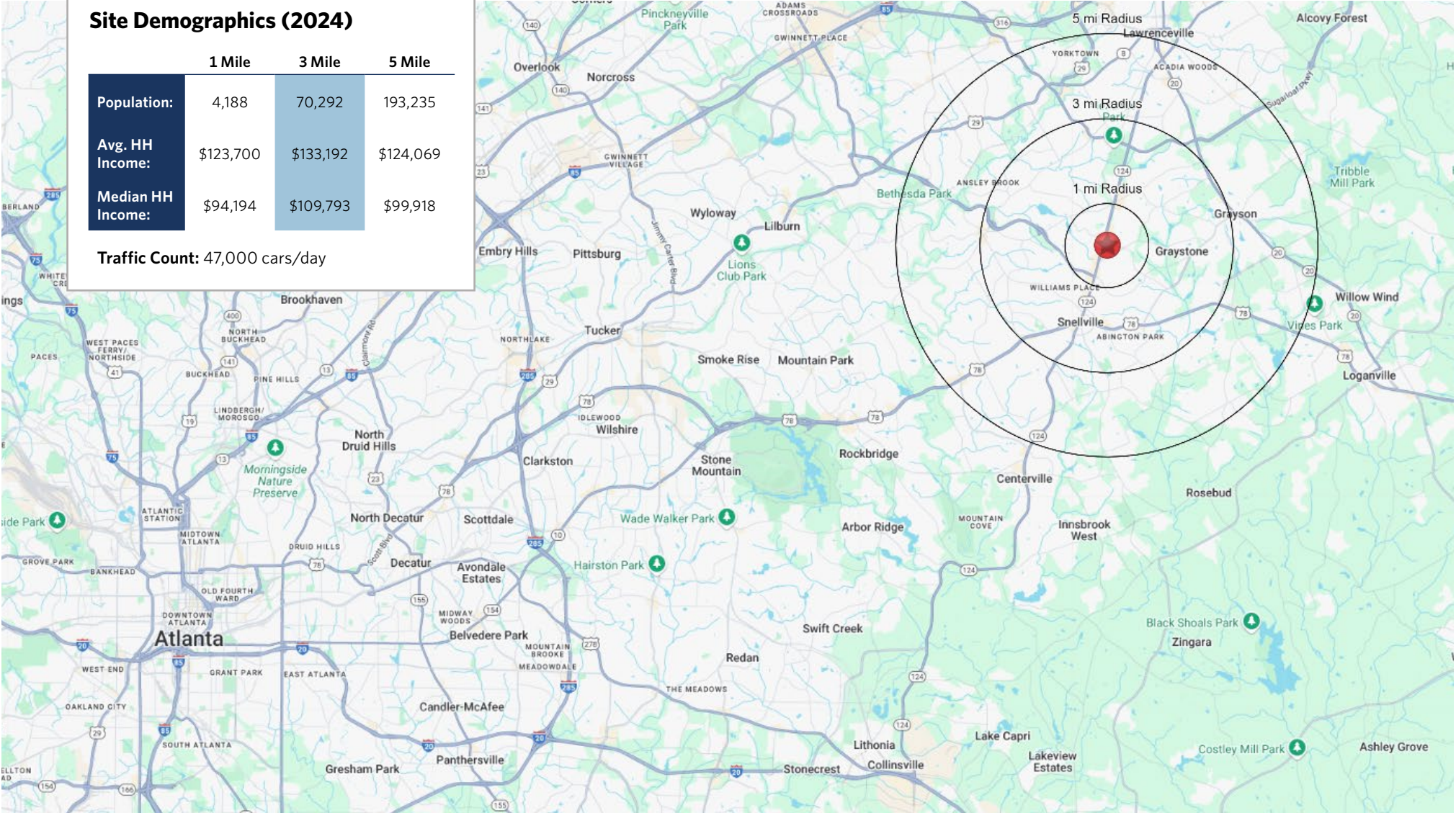
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## Site Demographics (2024)

	1 Mile	3 Mile	5 Mile
Population:	4,188	70,292	193,235
Avg. HH Income:	\$123,700	\$133,192	\$124,069
Median HH Income:	\$94,194	\$109,793	\$99,918

Traffic Count: 47,000 cars/day



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