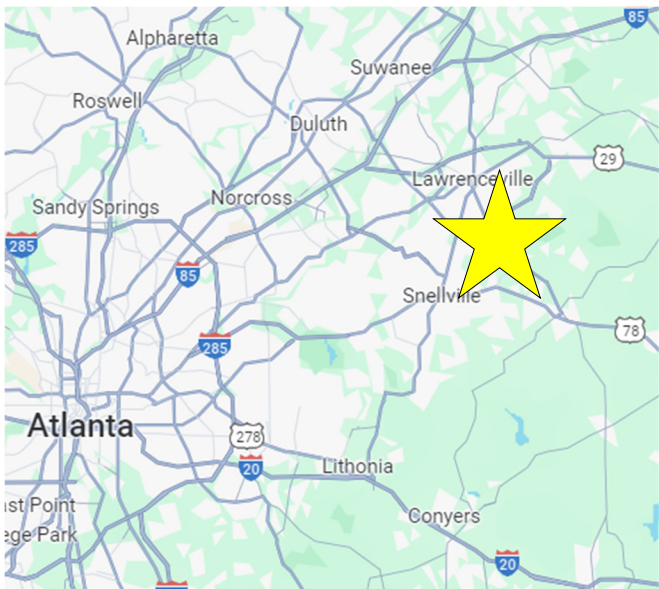


FOR LEASE



Project Highlights...

New 9,000 SF Multi-Tenant Building next to a 1.00 AC Pad Site at Grayson Hwy (GA-20) and Hillside Drive in Grayson, GA.

With **Traffic Counts of 48,300 VPD** on Grayson Highway, the site gets incredible exposure. Also, Hillside Drive is a major east-west artery connecting Grayson with Highway 124 in Snellville.

The project is within **Walking Distance to 2,131 Students**.

The trade area sees exceptionally strong daytime business with **12,226 Employees within 3 miles**.

Tons of residential being built along this corridor with 65,675 Residents within 3 miles and **167,196 Residents within 5 miles**.



TRAFFIC COUNTS

43,969 VPD – Grayson Hwy (north of site)
48,300 VPD – Grayson Hwy (south of site)

Total Population:
Daytime Employees:
Average HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	8,522	65,675	167,196
Daytime Employees:	1,926	12,226	53,970
Average HH Income:	\$121,197	\$88,670	\$80,672

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



MULTI-TENANT BUILDING

UNIT	TENANT	DIMENSIONS	SIZE (SF)
A	Deal Pending (restaurant)	40' wide x 70' deep	2,800
B	Deal Pending (restaurant)	24' wide x 70' deep	1,680
C	Deal Pending (restaurant)	24' wide x 70' deep	1,680
D	AVAILABLE	50' wide x 70' deep	3,500