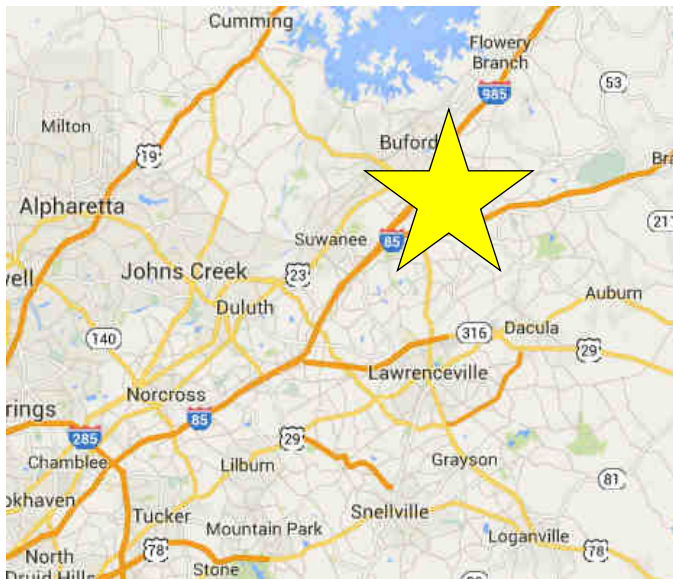




HORIZON VILLAGE SHOPPING CENTER

2955 Lawrenceville Suwanee Road | Suwanee, Georgia 30024



Property Highlights

Horizon Village is the 97,001 SF center at Lawrenceville Suwanee Road and Horizon Drive in Suwanee, Georgia.

Fantastic exposure and visibility with combined traffic counts of 54,300 VPD at the intersection.

Strong daytime business with 6,166 employees within 1 mile and Collins Hill High School (3,215 students) just down the street.

Existing Tenants include: Movie Tavern, You Fit, Dunkin Donuts, GNC, WNB Factory, Firestone, Coast Dental, and many more!

ONLY 3 SPACES AVAILABLE RANGING FROM 1,375 SF - 2,940 SF

TRAFFIC COUNTS

36,200 VPD - Lawrenceville Suwanee Road
18,100 VPD - Horizon Drive

Total Population

Daytime Employees

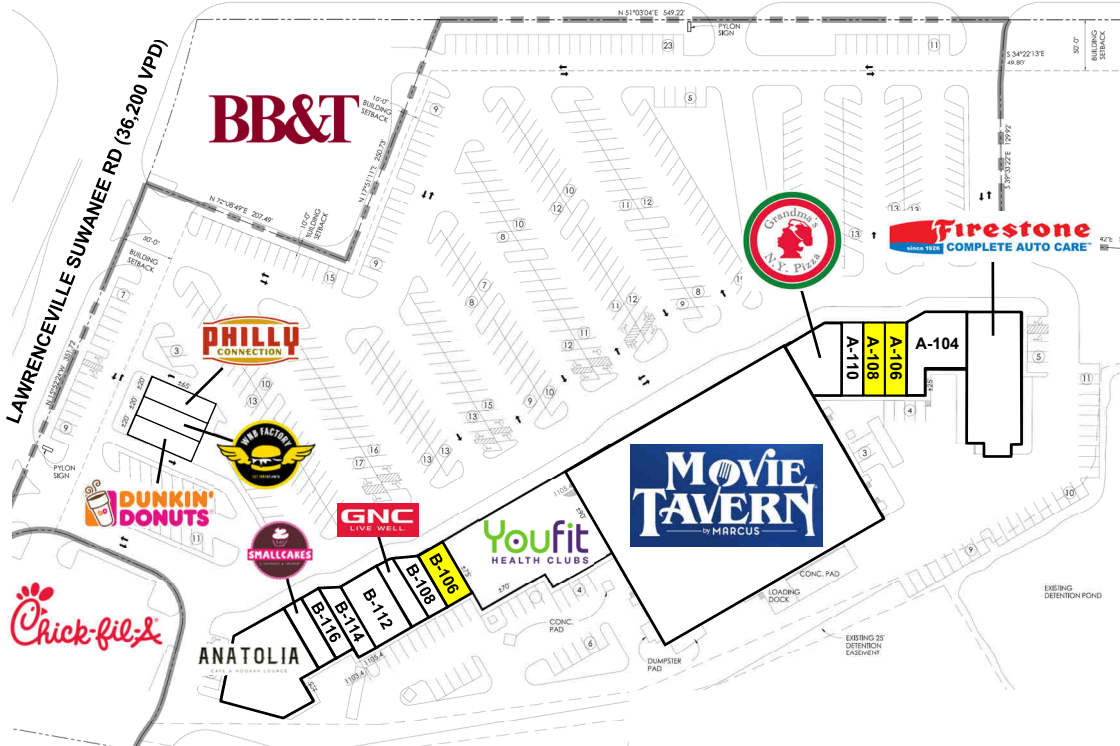
Avg HH Income

	1-mile	3-mile	5-mile
Total Population	5,517	64,613	172,605
Daytime Employees	6,166	26,555	105,563
Avg HH Income	\$91,790	\$107,119	\$103,027

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



HORIZON DRIVE (18,100 VPD)



SPACE	TENANT	SIZE (SF)
A-102	Firestone	6,587
A-104	Crossroads Centers	3,691
A-106	AVAILABLE	1,400
A-108	AVAILABLE	1,540
A-110	Coast Dental	1,260
A-112	Grandma's Pizzeria	2,800
Anchor	Movie Tavern	47,955
B-100	You Fit Heath Club	11,100
B-106	AVAILABLE	1,375
B-108	Kutz Remix	1,184
B-110	GNC	1,300
B-112	Green Basil	2,600
B-114	Joe's Comic Books	1,400
B-116	Nail Salon	1,300
B-118	SmallCakes	1,300
B-120	Anatolia Café	6,300
C-100	Philly Connection	1,300
C-102	WNB Factory	1,300
C-104	Dunkin Donuts	1,300

OWNED AND MANAGED BY

