

Office/Medical Space

2176 Oak Road
Snellville, GA 30677

For Lease



Oak Road Professional Building

Road Frontage Visibility

Excellent Location

Restaurants, Retail, and a lot of surrounding Rooftops. Strong Demographics. Easy Access.

Responsive Management

Local Ownership.

Quick Occupancy

Move in Today!



Snellville, Georgia offers a compelling market for tenants and business owners seeking office, retail, industrial, or flex space. With its vibrant community and thriving daytime population, this area presents a rich opportunity for businesses to attract a diverse and affluent customer base while benefiting from a well-connected suburban setting.

For more information contact:

Michael Wendt
770-873-1770 (text/call)
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Wendt CRS, Inc.
Commercial Realty Services

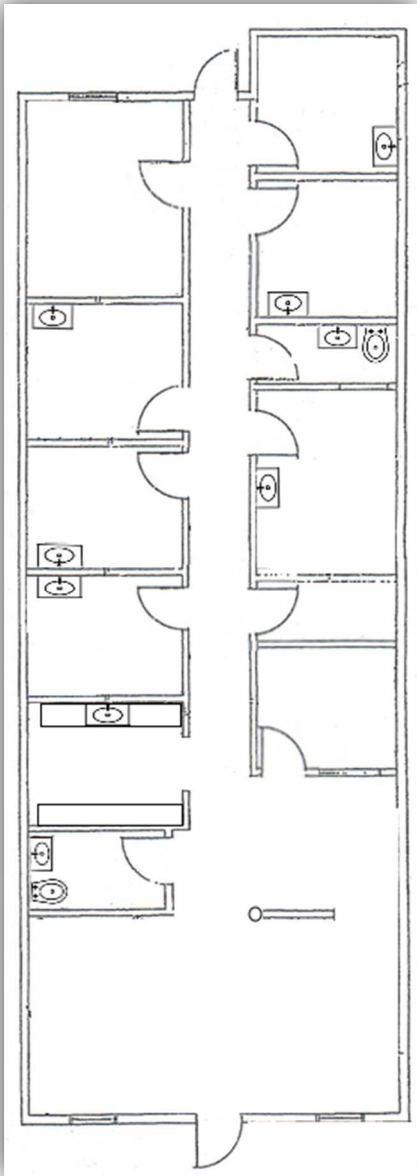


2 Opportunities:

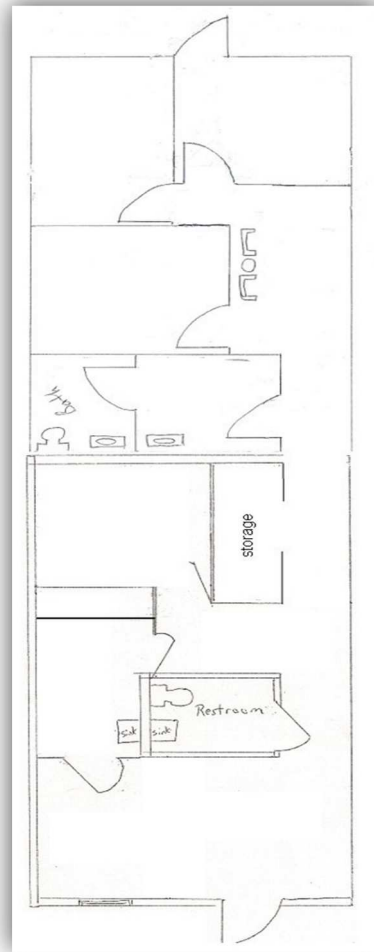
- Suite B ONLY +/- 1,800sf – Available Immediately
or
- Suite B/C COMBINED +/- 2,872sf – Available Upon Notice

*Note: At this time Suite C is NOT available without including Suite B.

Suite B +/- 1,800sf



Suite C +/- 1,072sf



Floor plans are not to scale. All measurements should be field verified.

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Trade Area Insights

Snellville's trade area is bustling with activity, drawing approximately 21,476 additional daytime customers, making it an attractive hub for businesses looking to capitalize on consistent foot traffic and consumer engagement. The community is home to about 40,768 residents, with a notable presence of young adults, approximately 5,116 in their 20s, and a mature demographic of over 2,967 individuals aged 70+. This diverse age range provides businesses with a broad spectrum of consumer needs and preferences to cater to.

The area's median household income stands at \$94,200, with a projected growth to \$104,955, indicating strong spending power and economic growth. The average household income of \$116,668 and an average disposable income of \$86,437 further underscore the financial health of potential customers. This economic vitality is complemented by a local unemployment rate of just 3.6%, outperforming the national average of 4.2%, signaling a stable and prosperous community ripe for business operations.

Snellville's primary lifestyle segment, "Home Improvement," encompasses 24.2% of households, revealing a community invested in personal and property enhancement. With a substantial portion of the population engaged in professional, management, business, and financial sectors, businesses can expect a clientele that values quality and service. The community's inclination towards dining out presents a lucrative opportunity for food and beverage establishments to flourish.

The area's family-oriented landscape, with married couples making up the majority of households, reflects in the high homeownership rate of 79.7%. This stability and commitment to the area enhance the potential for long-term customer relationships. Businesses can leverage this commitment by aligning their offerings with the community's preferences, such as home improvement projects and lifestyle enhancements.

In summary, Snellville, GA 30078, with its thriving daytime population and affluent, diverse community, presents a compelling opportunity for tenants and business owners. The area's economic indicators and consumer spending habits point towards a promising market landscape. As the community continues to grow and evolve, businesses that align with the local lifestyle and economic trends will find a receptive and rewarding environment.