



DOWNTOWN SNELLVILLE

 THE GROVE
AT TOWNE CENTER

ESTD 2020

BRIDGER
PROPERTIES



Highly **VISIBLE RESTAURANT AND RETAIL OPPORTUNITY IN
DOWNTOWN SNELLVILLE'S NEW *community* HUB**



The Grove at Towne Center

IS AN EXCITING NEW DEVELOPMENT IN THE HEART OF SNELLVILLE, ONE OF THE FASTEST GROWING SUBURBS OF ATLANTA. STRONG DEMOGRAPHICS MIXED WITH AFFORDABLE LIVING AND STRONG CULTURAL & OUTDOOR AMENITIES PROVIDE THE BEST OF ALL WORLDS, LOCAL LIVING WITH BIG CITY OPPORTUNITY. THE GROVE WILL TRANSFORM DOWNTOWN SNELLVILLE INTO A COMMUNITY-ORIENTED, LIVABLE, WALKABLE, BUSINESS-FRIENDLY COMMUNITY COMBINING OFFICE, RETAIL, RESTAURANTS, COMMUNITY ACTIVITY SPACE, AND STATE-OF-THE-ART LIVING.



SANDY SPRINGS

LAWRENCEVILLE

 **THE GROVE**
AT TOWNE CENTER



BROOKHAVEN

TUCKER

SNELLVILLE

BUCKHEAD

DRUID HILLS

WEST MIDTOWN

MIDTOWN

DECATUR

**DOWNTOWN
ATLANTA**

WEST
END

GRANT
PARK



SNELLVILLE

AT A GLANCE

25 MILES
TO DOWNTOWN ATLANTA

38
MEDIAN AGE

\$101,308
STRONG AVERAGE
HOUSEHOLD INCOME

\$256,617
MEDIAN HOME VALUE

89,000+
DAILY TRAFFIC COUNT

15
NATURAL & MANMADE
PARKS

**BROOKWOOD
HIGH SCHOOL**

BEST BUY
Arby's
HomeGoods
LOWE'S

THE HOME DEPOT
CHIPOTLE MEXICAN GRILL
JO-ANN petco
fabric and craft stores
buybuy BABY **Kroger**
FRESH FOR EVERYONE™

**PIEDMONT EASTSIDE
MEDICAL CENTER**
2,000+ EMPLOYEES

PRESIDENTIAL MARKETS
Target **ROSS**
DRESS FOR LESS™
PET SMART
T.J.maxx **Marshalls**
Publix
Party City

verizon
Michael's
POPEYES
DOLLAR TREE

THE GROVE
AT TOWNE CENTER

SNELLVILLE PAVILLION
OLD NAVY
KOHL'S
ULTA BEAUTY **BIG LOTS!**
ASHLEY **belk**

WISTERIA VILLAGE
planet fitness **at home** **WELLS FARGO**
The Home Decor Superstore

DOLLAR GENERAL
McDonald's

**SOUTH GWINNETT
HIGH SCHOOL**



95% LEASED



3X INCREASE OF MEMBERSHIPS



THE GROVE

AT TOWNE CENTER

WITHIN THE GROVE AT TOWNE CENTER, YOU WILL FIND A NEWLY CONSTRUCTED, STATE-OF-THE-ART LIBRARY WITH INNOVATIVE WORK SPACE BY THRIVE COWORKING, 288 NEW RESIDENTIAL UNITS AT THE TOMLIN AT THE GROVE, AND A NEW CENTER FOR NORTHSIDE HOSPITAL WHICH WILL HOUSE PHYSICIAN OFFICES, AN AMBULATORY SURGERY CENTER, AND OTHER OUTPATIENT SERVICES.

SITE MAP



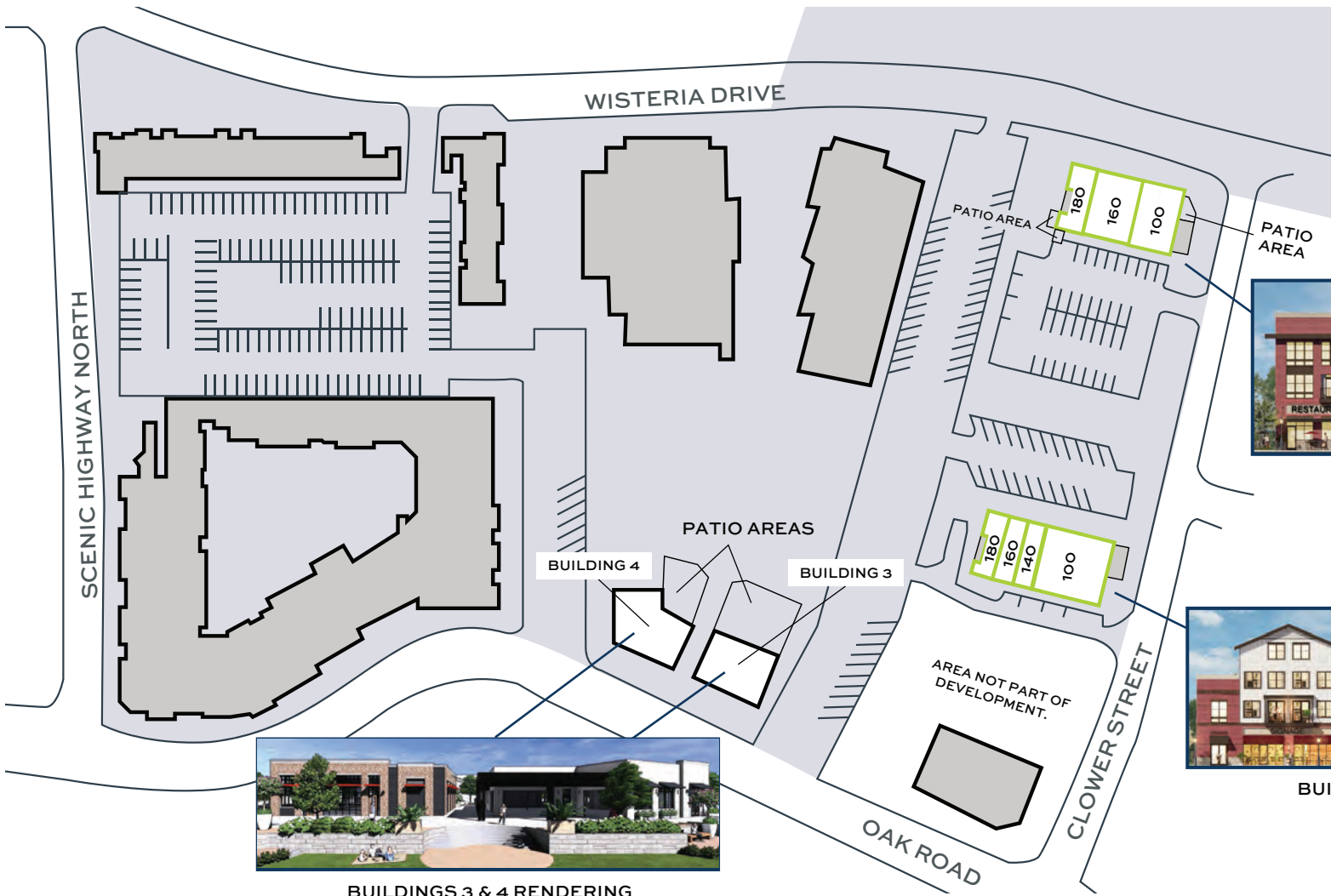


DEMOS



POPULATION	175,410
TOTAL DAYTIME POPULATION	145,676
MEDIAN AGE	37
AVERAGE HH INCOME	\$104,453
MEDIAN HOME VALUE	\$256,617

SITE PLAN



BUILDING 1 RENDERING



BUILDING 2 RENDERING



BUILDINGS 3 & 4 RENDERING

	SUITE	TENANT	SF
BLDG 1	100	Dumpling Master	3,023
	160	Allure Nail Bar	2,889
	180	Great American Cookie & Marble Slab Creamery	1,487

	TENANT	SF
BLDG 3	The Grove Taqueria	4,375

	SUITE	TENANT	SF
BLDG 2	100	AVAILABLE	4,185
	140	AVAILABLE	1,614
	160	AVAILABLE	1,355
	180	Playa Bowls	1,469

	TENANT	SF
BLDG 4	Parkside at the Grove	5,028

GLA	25,356 SF
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MORE ABOUT



- This 18-acre Project recreated a City Center for the 100-year-old City of Snellville that had lost most, if not all, of its original buildings/structures.
- \$140 million public-private partnership between MidCity Real Estate Partners, CASTO, City of Snellville and Gwinnett County. MidCity and CASTO served as master developers and owners of The Tomlin (multi-family housing) and retail.
- The project centers around “The Grove” symbolic of a Chestnut Oak Grove, where businessmen met in the City of Snellville over 100 years ago, today a Central Park for Snellville, including outdoor tables/chairs, splash pad, pavilion, and a grove of mature trees.
- Nine new buildings plus a 750-space parking deck
- The Grove serves as the destination for the completed 1st Phase of the Snellville Greenway
- Designed as a walkable/sense of place project, over 1,000 parking spaces discreetly serve the project

USES/TENANTS INCLUDE:

- The Tomlin (www.thetomlin.com), 288 luxury apartments, 26 of those units constructed in separate buildings as “townhome” units over retail

RETAIL & RESTAURANTS

- Parkside at The Grove
 - The Grove Taqueria
 - Great American Cookies and Marble Slab
 - Allure Nail
 - Dumpling Master
 - More announcements upcoming
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- Market Building (Crooked Can Brewery/Food Hall 1st Floor, Event Space 2nd Floor)
 - Gwinnett County Elizabeth H. Williams Library (www.gwinnettpl.org)
 - Thrive Coworking (www.workatthrive.com/snellville)
 - Northside Medical Snellville (www.northside.com)
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- Significant public investment including road improvements (parallel parking, traffic circle, etc.), parking deck, master detention, shared common areas with private partners, and the first phase of the Snellville Greenway.



Leasing Information

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ESTD  2020

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