

Publix #0539 - Publix at Centerville

3550 Centerville Hwy
Snellville, GA 30039
Lat 33.802, Long -84.040

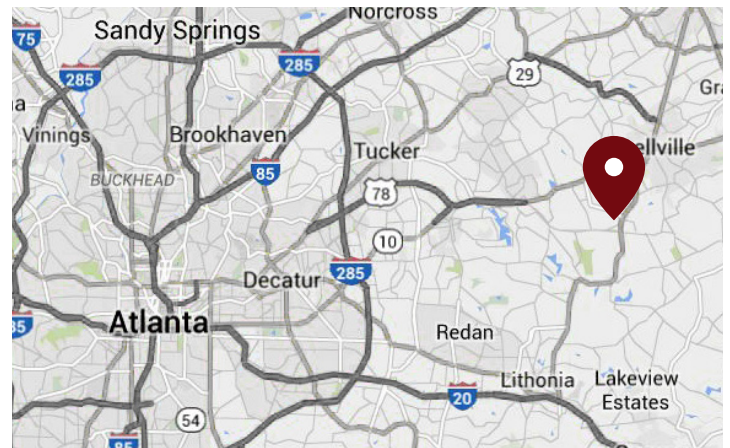
FOR LEASE



1,400 - 2,100 SF & ±1.67 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located in Snellville, a Major Bedroom Community for Metro Atlanta Projected to Grow Seven Percent
- Ideally Located Along the High-Growth Retail Corridor of Highway 124, the Main North-South Thoroughfare Connecting Interstate-20 to Snellville
- Exceptional Exposure and Easy Access Via Traffic Signal and Three Curb Cuts
- Nestled Among Densely Populated Neighborhoods Creating a Population of Over 130,000 Within Five Miles With Average Household Incomes Over \$110,000
- Center Offers a Diverse Mix of Retail, Restaurant, and Service Users
- 1.67 Acre Outparcel Available for Ground Lease



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,095	57,860	131,020
Daytime Population	6,842	41,675	103,657
Total Households	2,237	18,827	43,438
Avg. HH Income	\$120,456	\$107,972	\$110,818

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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SITE PLAN

Suite	Tenant	Size
201	Publix	47,955
101	Majik Touch Cleaners	1,400
102	Touch Down Wings	2,450
104	Subway	1,050
105	Italian Pizza Pie	1,347
106	Hong Kong	1,400
107	The UPS Store	1,400
108	Serenity Dominican Hair Studio	1,050
109	Pearl Nails	1,050
110	AVAILABLE	1,400
111	AVAILABLE	2,100
114	Sassy Beauty Supply	6,150
OP1	AVAILABLE	1.67 Acres

TOTAL 68,752



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **230,600**

EST. # OF VISITS ANNUALLY

 **1.7 Million**

AVG. VISITS / CUSTOMER

 **7.54**

AVG. LENGTH-OF-STAY / VISIT

 **24 Min**

TOP 3 DAYS



Saturday
Friday
Sunday

OF VISITS

279,436
267,454
248,551

TOP 3 HOURS



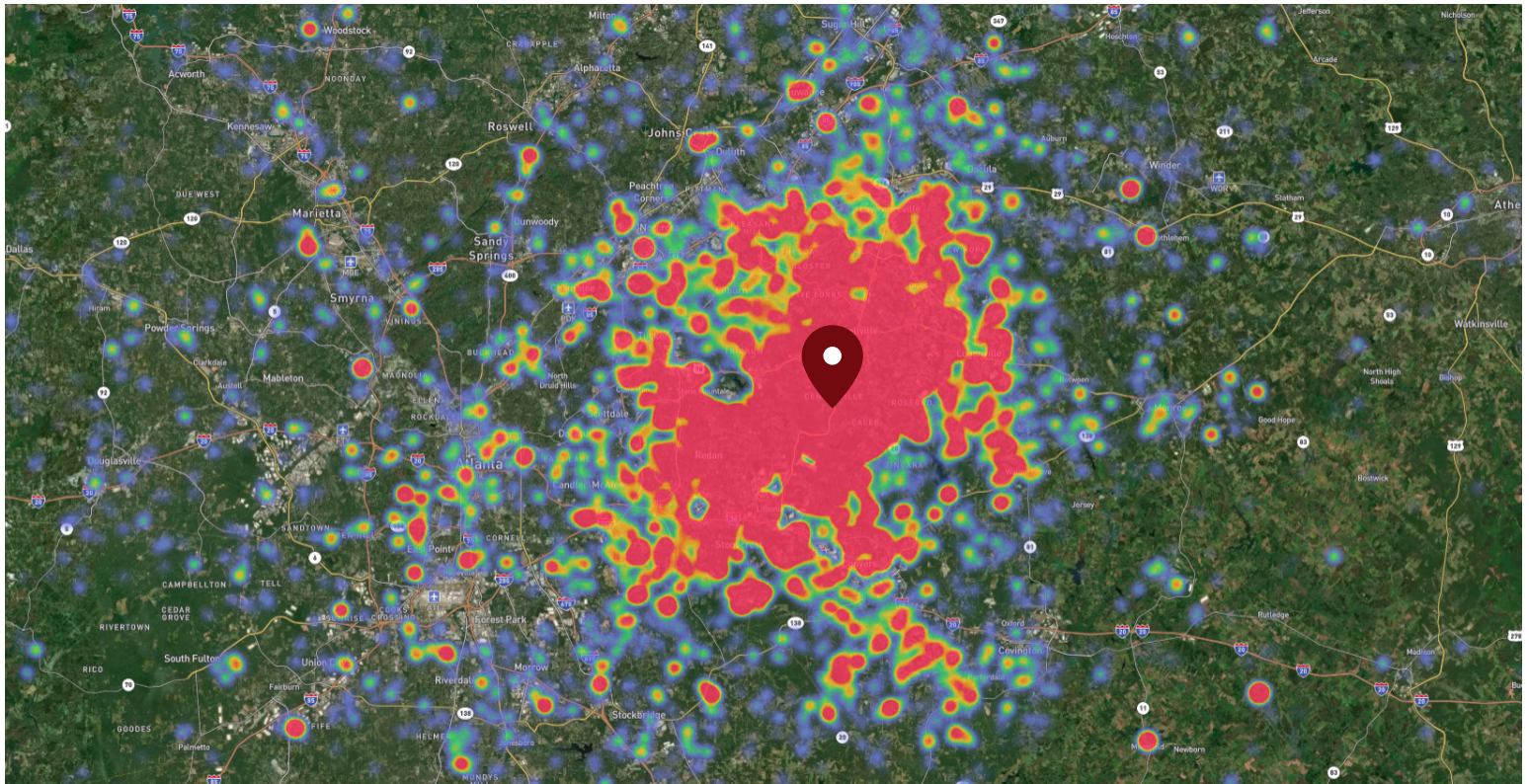
6-7 PM
5-6 PM
4-5 PM

OF VISITS

254,665
253,776
240,897

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2023 - July 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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