



Singleton Square

Norcross delivers what restaurant operators need most: 258,431 consumers within five miles, 70,000+ daily vehicles, and a culturally diverse trade area where food concepts consistently thrive. Jimmy Carter Boulevard connects Gwinnett County's 1M+ population base to I-85 while 98% occupancy and 20+ year average tenant tenure validate sustained consumer demand through multiple economic cycles—positioning this corridor as Metro Atlanta's premier multicultural retail destination within 30 minutes of downtown Atlanta.

Area

Demographics 1 MILE 3 MILE 5 MILE

2024 Population 16,606 115,761 258,431

Daytime Population 7,112 39,621 131,562

2024 Households 2,978 27,490 70,904

Household Income \$64,454 \$85,358 \$94,820



Singleton Square

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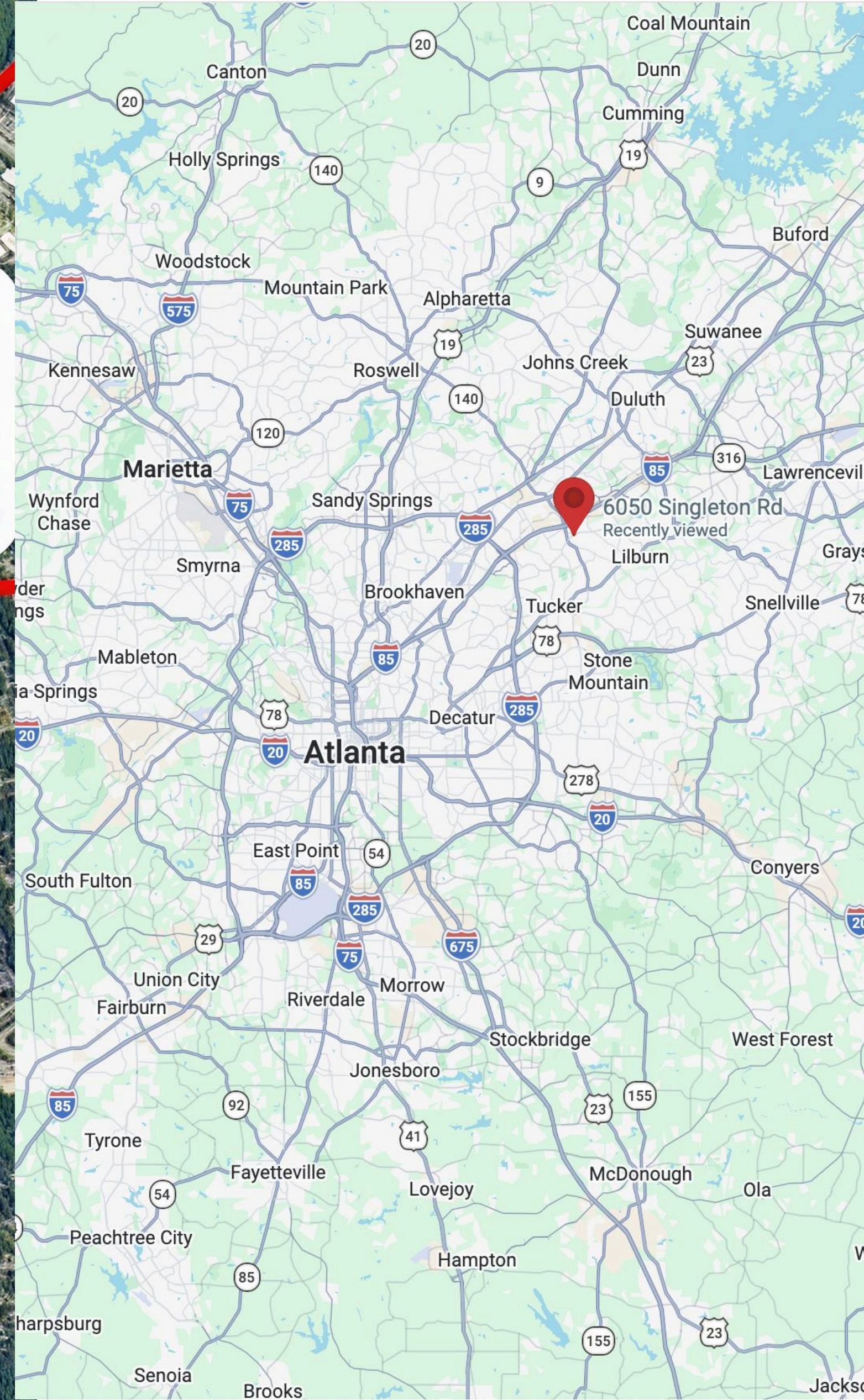
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Suite	Tenant	Square Feet
	Kroger	62,580
101A	Verizon	900
101B	GNC	1,200
103	Junaid Jamshed	4,450
105/106	The Hair Studio	2,400
107	Magical Waxing	1,200
108	Elegant Nails	1,200
109	Pizza Hut	1,500
110	Café J Grill	2,100
202	Retail Space Available	2,400
203	Ding Tea	1,200
204	Hong Kong City	900
205/206	Las Delicias Mexican	2,400
207	Oxford Insurance	1,200
208	Noross Tobacco and Vape	1,200
209	Y.H. Parikh, MD	1,800
210	King of Kings	600
211	Gato Dominican Barbershop	900
212	Benchmark Physical Therapy	1,500
213	The UPS Store	1,200
315	Vital Smile	8,000
316	Retail Space Available	3,190
317	Retail Space Available	2,760
318	ATL Fitness	12,826
6010	Al-Noor Banquet	10,000

Jimmy Carter Boulevard serves as one of Gwinnett County's most active commercial corridors, connecting Norcross to I-85 and supporting sustained traffic from one of Metro Atlanta's most diverse and rapidly growing communities. The center's **20+ year average tenant tenure** and **98% occupancy** validate consistent consumer demand and location performance.



Norcross benefits from Gwinnett County's **1M+ population base**, diverse multicultural demographics, and proximity to major employment centers—making this corridor ideal for restaurant, retail, and service concepts seeking high-density, culturally diverse trade areas within 30 minutes of downtown Atlanta.