

2 + / - Acre – OUTPARCEL

3243 Stone Mountain Highway

Snellville, GA 30078



**Asking Price: \$895,000**



**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

**Robert Armstrong**

404-790-6100

[armstrong@atlantalandgroup.com](mailto:armstrong@atlantalandgroup.com)

## Table of Contents

- Executive Summary
- Property Overview
- Location Map & Aerial
- Property Photos
- Demographics
- Broker Profiles



**KW Commercial Peachtree Road**  
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319  
Tel: (404) 419-3500 ■ Fax: 770.448.6339

**Robert Armstrong**

404-790-6100

[rarmstrong@atlantalandgroup.com](mailto:rarmstrong@atlantalandgroup.com)

Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.

## Executive Summary

The subject parcel is 2 +/- acre outparcel that is situated next to a future Speedway Convenience Store . This site will have full access point on High Point Road and a right in / right out on Hwy 78. This parcel will also have a cross easement access next to the retail center on Britt Drive.

The site has a new residential development on the Highpoint Road frontage where new townhomes and single family homes are being built by CORE Homes. Another residential development is to be built directly behind the site with 113 single family units.

Brookwood High School, one of the top academic and athletic schools in Gwinnett County is located about 2 miles from the parcel directly on Highpoint Road.

This tract has the Evermore North Boulevard Alignment being constructed by Gwinnett County behind the parcel that will link Elmwood Circle to the east with Old US 78 S to the west.

The subject parcel is completed graded, cleared and pad ready for any type of commercial development to take place.

The tract would make for an excellent fast food location. Other uses as well could be a NNN lease back opportunity—ATT, Verizon, Sprint, T Mobile, Sherwin Williams, etc.

## Property Overview

Property Size: 2 + / - acres

County: Gwinnett—City of Snellville

Tax ID: R6051 004

Property Class: C-4 Major Strip Commercial

Utilities: All utilities available to site

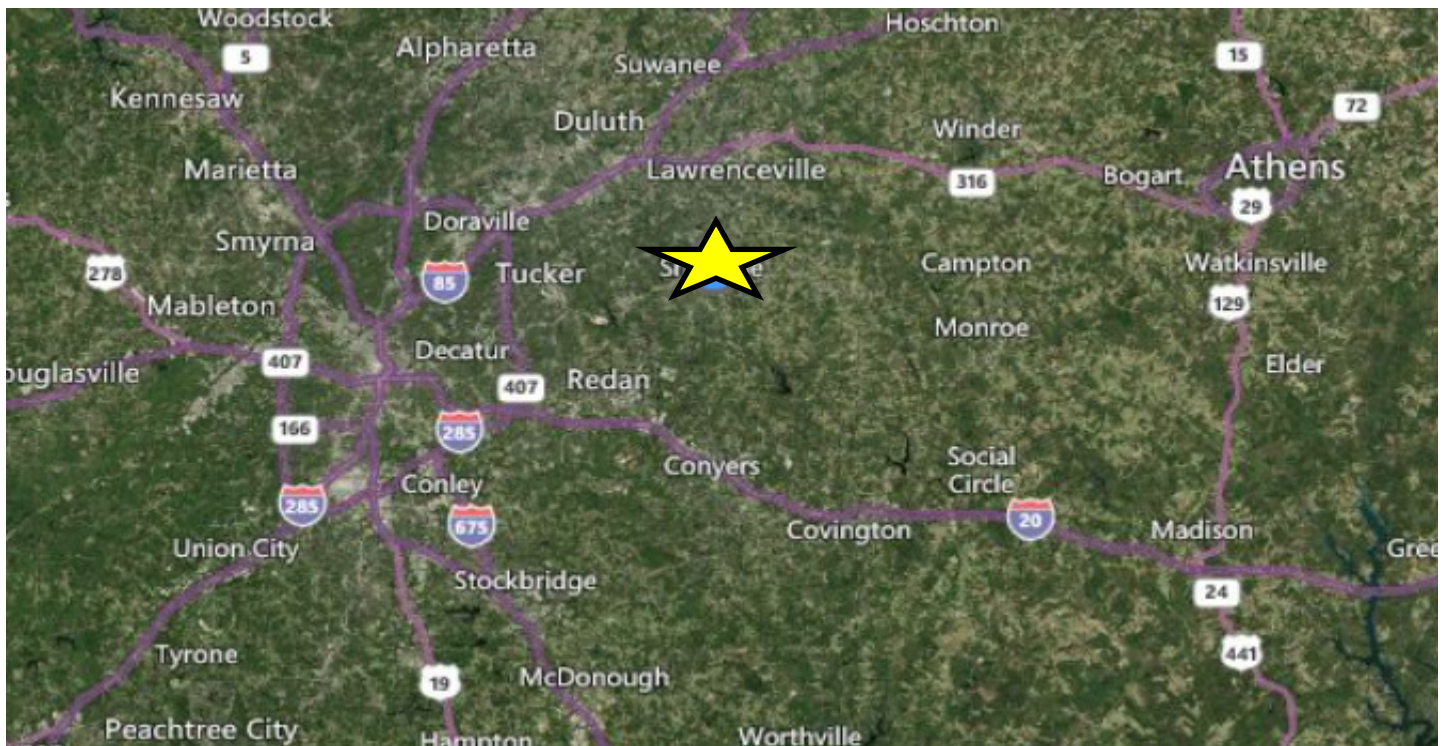
High School: Brookwood High School

Elementary School: Brookwood Elementary

Asking Price: \$895,000

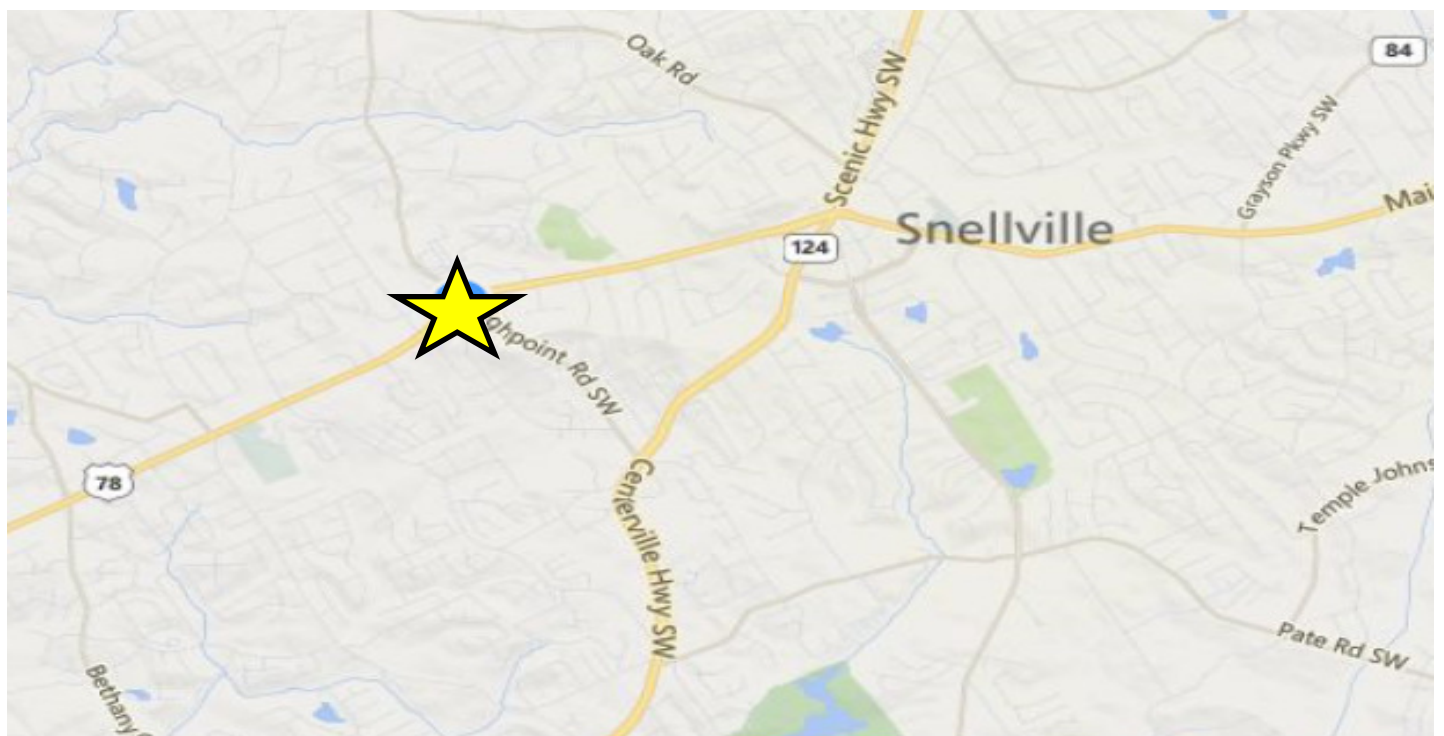
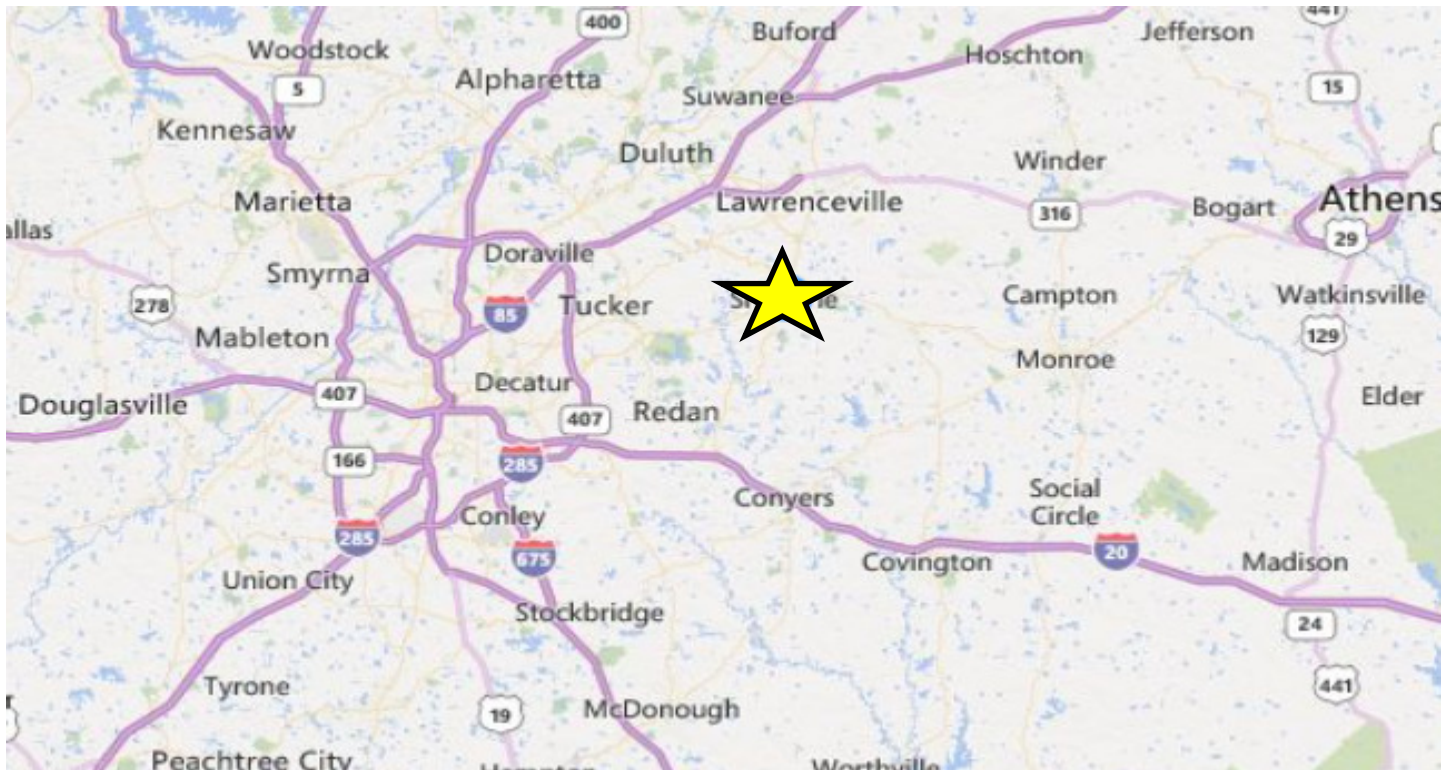


## Aerial Map





## Location Map





## Property Photos



**View of tract—graded and pad ready**



## Property Photos



**Residential Development facing Highpoint Road**



## Property Photos



**Evermore North Road being constructed behind tract.**

## Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	4,344	26,896	79,079
2013 Female Population	4,781	29,181	84,261
% 2013 Male Population	47.61%	47.96%	48.41%
% 2013 Female Population	52.39%	52.04%	51.59%
2013 Total Population: Adult	6,459	40,590	117,302
2013 Total Daytime Population	8,421	47,913	130,364
2013 Total Employees	3,337	17,110	41,081
2013 Total Population: Median Age	35	37	37
2013 Total Population: Adult Median Age	46	47	47
Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$67,856	\$70,016	\$72,626
2013 Household Income: Average	\$80,475	\$81,967	\$84,325
2013 Per Capita Income	\$26,594	\$27,465	\$27,692
2013 Household income: Less than \$10,000	73	512	1,476
2013 Household income: \$10,000 to \$14,999	82	344	1,238
2013 Household income: \$15,000 to \$19,999	69	530	1,317
2013 Household income: \$20,000 to \$24,999	172	733	1,895
2013 Household income: \$25,000 to \$29,999	72	747	1,697
2013 Household income: \$30,000 to \$34,999	211	997	3,075
2013 Household income: \$35,000 to \$39,999	143	712	1,855
2013 Household income: \$40,000 to \$44,999	147	927	2,152
2013 Household income: \$45,000 to \$49,999	186	1,100	2,506
2013 Household income: \$50,000 to \$59,999	168	1,438	4,250
2013 Household income: \$60,000 to \$74,999	294	1,928	6,245
2013 Household income: \$75,000 to \$99,999	538	3,236	8,962
2013 Household income: \$100,000 to \$124,999	178	2,031	6,307
2013 Household income: \$125,000 to \$149,999	301	1,515	4,358