



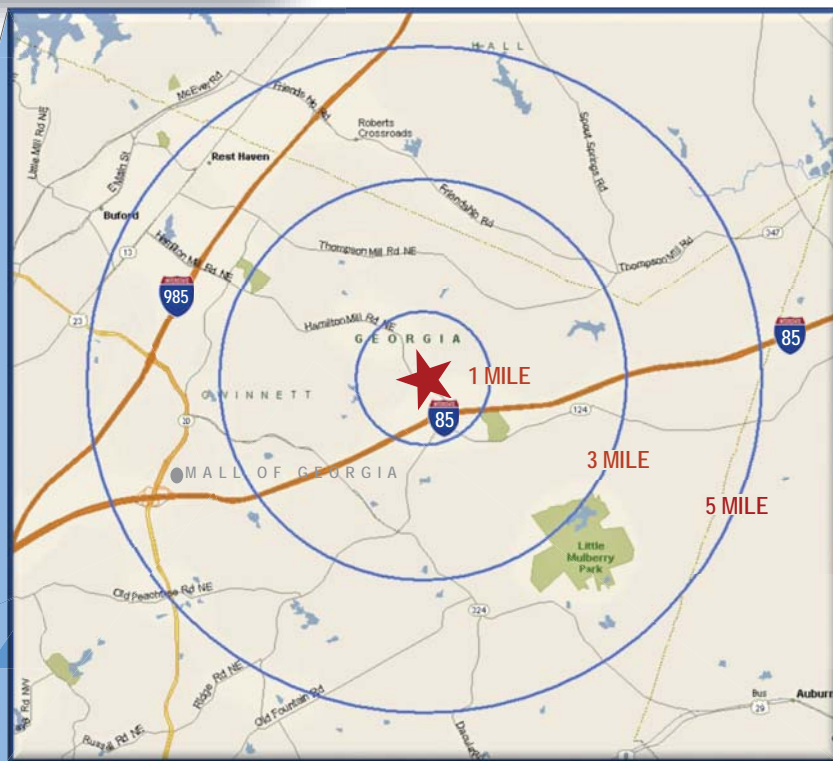
PROPERTY AVAILABLE

PROFILE

- For Sale - 4.97 acre site
- Vacant land in the high income Hamilton Mill area of Gwinnett County
- Zoned C-2

LOCATION

- Less than one half mile to I-85 exit 120, Hamilton Mill Road at Hamilton Mill - an upscale 2,200 home residential community and golf course
- Traffic counts of 35,200 VPD
- Strong demographics with Average HH Income over \$92,000 in 1, 3, and 5 miles rings
- Adjacent to Super-Walmart, Dollar Tree, Hardees and Chilis and in close proximity Home Depot, Publix & Kohl's anchored centers
- Less than 4 miles to the Mall Of Georgia, the largest mall in the state - 1.8 Million Square Feet anchored by Nordstrom, Macy's, Belk, Dillard's and Dick's Sporting Goods



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2017)	3,402	47,017	110,833
Households	1,149	14,479	35,280
Average HH Income	\$92,286	\$100,833	\$97,128
Median Age	37	36.1	36

AERIAL PERSPECTIVE



2759 HAMILTON MILL ROAD

SURVEY

