

# TREE TRAIL VILLAGE

1250 Tech Drive  
Norcross, Georgia 30093

## AVAILABLE FOR LEASE

1,300 SF – 3,200 SF of Retail Space  
Available in a Neighborhood Center  
Located in Norcross.

# Food Depot

# FAMILY DOLLAR

For Leasing Information Call

**404-632-9074**

[info@bridger-properties.com](mailto:info@bridger-properties.com)



- 99,238 SF Food Depot- anchored neighborhood center in Norcross, Georgia .
- Located one mile from Interstate 85 near the intersection of Indian Trail Lilburn Road (41,146 VPD) and Singleton Road (32,562 VPD).
- Total population of 264,238 people in a 5-mile radius with an average household income of \$46,693.
- Multiple points of access and ample surface parking.



# TREE TRAIL VILLAGE

## SITE PLAN



| UNIT | TENANT              | SF     |
|------|---------------------|--------|
| 10   | WT Standard         | 5,612  |
| 20   | Caribbean Food Cafe | 4,393  |
| 30   | Super China Express | 1,200  |
| 40   | Fuerza Inmigrante   | 1,200  |
| 50   | Clothing Boutique   | 900    |
| 60   | First Hair Clips    | 1,200  |
| 70   | Food Depot          | 47,813 |
| 80   | Available           | 3,200  |
| 90   | Latitude Wireless   | 1,300  |

| UNIT | TENANT                         | SF    |
|------|--------------------------------|-------|
| 100  | Xcell Communications           | 1,300 |
| 110  | Happy Smiles Family Dentistry  | 2,600 |
| 120  | Available                      | 1,300 |
| 130  | Available                      | 1,300 |
| 140  | Coin Laundry                   | 3,189 |
| 150  | Creations Barber Shop          | 1,300 |
| 160  | Daily Nail                     | 1,625 |
| 170  | Daily Nail                     | 975   |
| 180  | Tree Trail Family Chiropractic | 1,330 |

| UNIT        | TENANT        | SF     |
|-------------|---------------|--------|
| 190         | Family Dollar | 11,000 |
| 200         | The Pizza Man | 1,499  |
| 210         | Beauty Galaxy | 5,000  |
| GLA: 90,924 |               |        |



# TREE TRAIL VILLAGE

## Trade Area Overview



### Population 2020

|        |         |
|--------|---------|
| 1 Mile | 14,936  |
| 3 Mile | 113,562 |
| 5 Mile | 261,373 |



### Population Growth 2020-2025

|        |       |
|--------|-------|
| 1 Mile | 1.10% |
| 3 Mile | 1.20% |
| 5 Mile | 1.10% |



### Households 2020

|        |        |
|--------|--------|
| 1 Mile | 4,386  |
| 3 Mile | 35,673 |
| 5 Mile | 88,685 |



### Household Income 2020

|        |          |
|--------|----------|
| 1 Mile | \$52,479 |
| 3 Mile | \$58,628 |
| 5 Mile | \$70,762 |



# TREE TRAIL VILLAGE

## PROPERTY PHOTOS

