



DOWNTOWN SNELLVILLE

 **THE GROVE**
AT TOWNE CENTER



A DEVELOPMENT OF
MIDCITY & **CASTO**
REAL ESTATE PARTNERS

ESTD 2020
BRIDGER
PROPERTIES

Highly **VISIBLE RESTAURANT AND RETAIL OPPORTUNITY IN
DOWNTOWN SNELLVILLE'S NEW *community* HUB**



The Grove at Towne Center

IS AN EXCITING NEW DEVELOPMENT IN THE HEART OF SNELLVILLE, ONE OF THE FASTEST GROWING SUBURBS OF ATLANTA.





SANDY SPRINGS

LAWRENCEVILLE

 **THE GROVE**
AT TOWNE CENTER



BROOKHAVEN

TUCKER

SNELLVILLE

BUCKHEAD

DRUID HILLS

WEST MIDTOWN

MIDTOWN

DECATUR

**DOWNTOWN
ATLANTA**

WEST
END

GRANT
PARK



SNELLVILLE

AT A GLANCE

25 MILES
TO DOWNTOWN ATLANTA

38
MEDIAN AGE

\$101,308
STRONG AVERAGE
HOUSEHOLD INCOME

\$256,617
MEDIAN HOME VALUE

89,000+
DAILY TRAFFIC COUNT

15
NATURAL & MANMADE
PARKS

BROOKWOOD
HIGH SCHOOL

BEST BUY
Arby's
HomeGoods
LOWE'S

THE HOME DEPOT
CHIPOTLE MEXICAN GRILL
JO-ANN fabric and craft stores
petco
buybuy BABY
Kroger FRESH FOR EVERYONE™

PIEDMONT EASTSIDE
MEDICAL CENTER
2,000+ EMPLOYEES

PRESIDENTIAL MARKETS

Target
ROSS DRESS FOR LESS®
PET SMART
TJ-maxx **Marshalls**
Publix
Party City

verizon✓
Michaels
POPEYES
DOLLAR TREE

THE GROVE
AT TOWNE CENTER

SNELLVILLE PAVILLION

OLD NAVY
KOHL'S
ULTA BEAUTY
BIG LOTS!
ASHLEY
belk

WISTERIA VILLAGE

planet fitness
at home The Home Decor Superstore
WELLS FARGO

DOLLAR GENERAL
McDonald's

SOUTH GWINNETT
HIGH SCHOOL



WITHIN *THE GROVE AT TOWNE CENTER*, YOU WILL FIND A NEWLY CONSTRUCTED, STATE-OF-THE-ART LIBRARY WITH INNOVATIVE WORK SPACE BY THRIVE COWORKING, 288 NEW RESIDENTIAL UNITS AT THE TOMLIN AT THE GROVE, AND A NEW CENTER FOR NORTHSIDE HOSPITAL WHICH WILL HOUSE PHYSICIAN OFFICES, AN AMBULATORY SURGERY CENTER, AND OTHER OUTPATIENT SERVICES.



DEMOS



POPULATION	175,410
TOTAL DAYTIME POPULATION	145,676
MEDIAN AGE	37
AVERAGE HH INCOME	\$104,453
MEDIAN HOME VALUE	\$256,617

SITE MAP



SITE PLAN



BUILDING 1 RENDERING



BUILDING 2 RENDERING



BUILDINGS 3 & 4 RENDERING

	SPACE	TENANT	SF
BLDG 1	1-01	AVAILABLE	1,763
	1-02	AVAILABLE	1,260
	1-03	Allure Nail Bar	2,889
	1-04	Great American Cookie & Marble Slab Creamery	1,487

	TENANT	SF
BLDG 3	Lease Pending	4,375

	UNIT	TENANT	SF
BLDG 2	2-01	AVAILABLE	2,324
	2-02	AVAILABLE	3,396
	2-03	AVAILABLE	1,365
	2-04	AVAILABLE	1,469

	TENANT	SF
BLDG 4	Parkside at the Grove	5,028

GLA	25,356 SF
------------	------------------

RESIDENTIAL UNITS





Leasing Information

JACK ARNOLD

jack.arnold@bridger-properties.com

404-308-2583

SHELBI BODNER

shelbi.bodner@bridger-properties.com

770-778-0197

ESTD  2020

BRIDGER
PROPERTIES