

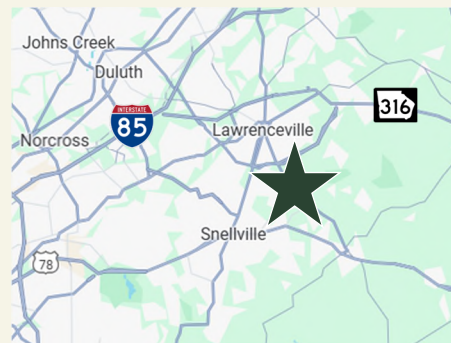
HILLSIDE CENTER

Grayson Hwy & Hillside Drive
Grayson, Georgia 30017
Gwinnett County



LEASING INFORMATION

JIMMY DAVIS
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jimmy.davis@bridger-properties.com



Total Population

1 MILE: 8,179
3 MILE: 68,188
5 MILE: 174,717



Total Households

1 MILE: 2,739
3 MILE: 21,701
5 MILE: 54,740



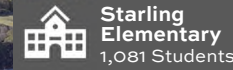
Median HH Incomes

1 MILE: \$105,062
3 MILE: \$90,218
5 MILE: \$84,298



Total Employees

1 MILE: 1,683
3 MILE: 13,404
5 MILE: 59,702



48,300 VPD

The Dylan at Grayson
234 Apartments



NOW OPEN!

- New 15,168 SF Retail/Medical Development at Grayson Highway (Highway 20) and Hillside Drive in Grayson, Georgia.
- Incredible exposure with Traffic Counts of 48,300 VPD on Grayson Highway and 68,188 Residents within 3 miles.
- Strong daytime business with 13,404 Employees within 3 Miles and 59,702 Employees within 5 miles.
- Breaking Ground in Q2 2025 with spaces delivered in Q4 2025.

HILLSIDE CENTER

RENDERINGS & ELEVATIONS



LEASING INFORMATION

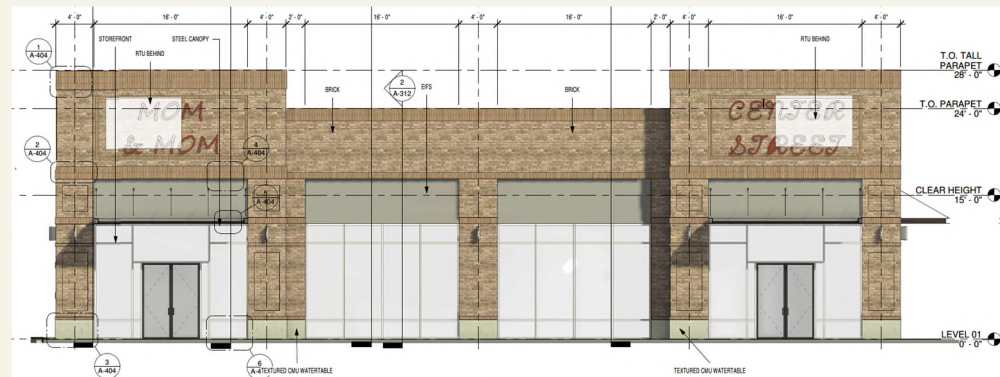
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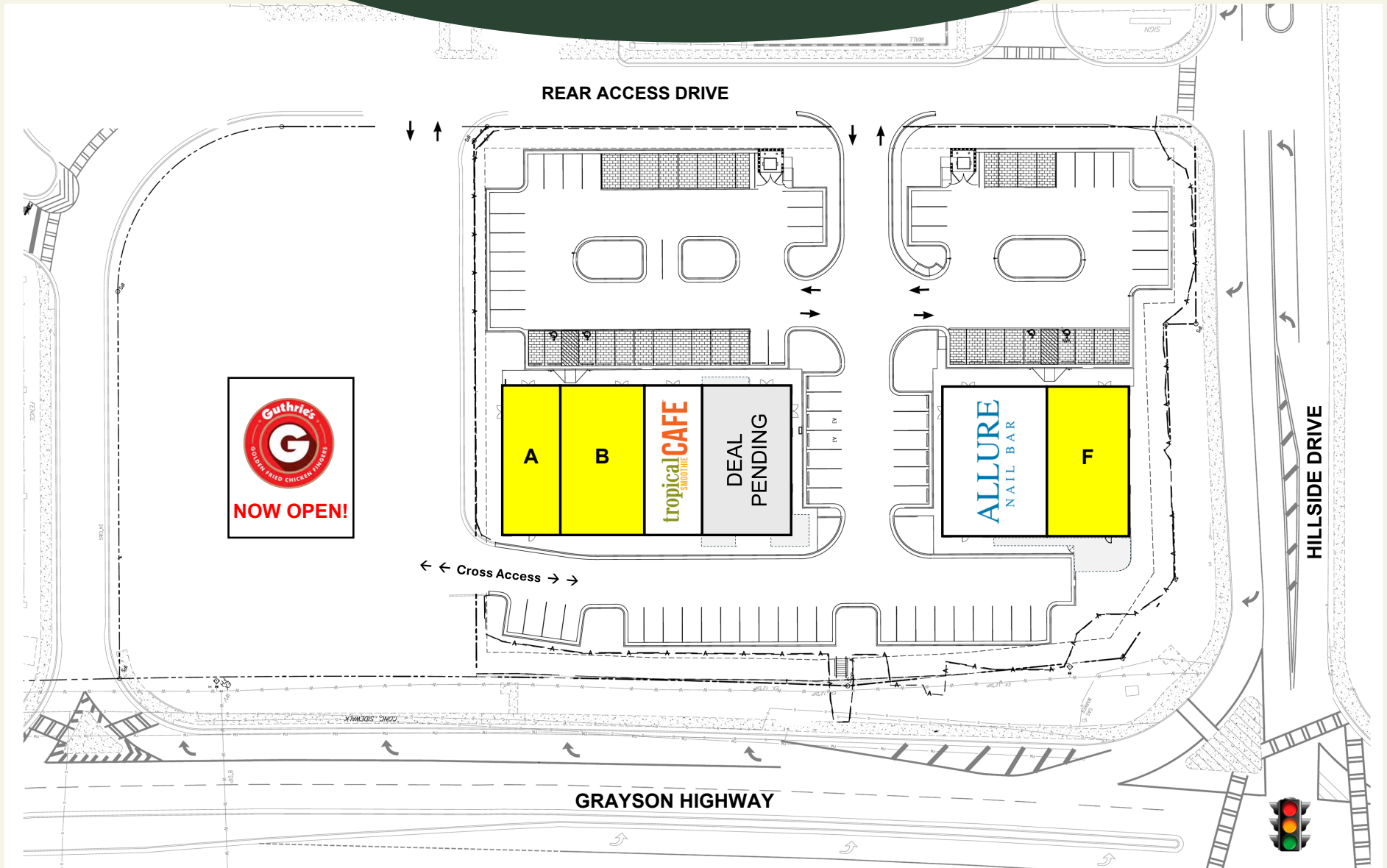
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ESTD  2020

BRIDGER
PROPERTIES



PROJECT SITE PLAN



UNIT	TENANT	SIZE
A	AVAILABLE	1,767
B	AVAILABLE	3,000
C	Tropical Smoothie Café	1,706
D	Deal Pending (Restaurant)	2,811

UNIT	TENANT	SIZE
E	Allure Nail Bar	3,251
F	AVAILABLE (Restaurant)	2,633