

HILLSIDE CENTER

Grayson Hwy & Hillside Drive
Grayson, Georgia 30017

Gwinnett County



- New 9,284 Square Foot Building next to a New 5,884 Square Foot Building located at Grayson Highway (Highway 20) and Hillside Drive in Grayson, GA.
- With Traffic Counts of 48,300 VPD, the site gets incredible exposure. Additionally, Highway 20 is a major artery connecting Buford, Lawrenceville and Grayson.
- The trade area sees exceptionally strong daytime business with 13,404 Employees within 3 Miles and 59,702 Employees within 5 Miles.
- Located in an affluent area, with Household Incomes above \$100,000 and 68,188 Residents within 3 miles.



LEASING INFORMATION

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**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

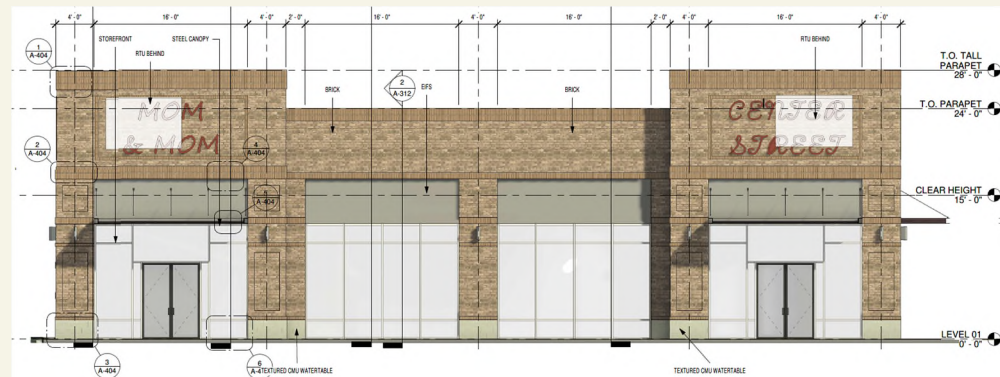


**Total
Employees**

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

HILLSIDE CENTER

RENDERING AND
BUILDING ELEVATIONS



ESTD 2020

BRIDGER
PROPERTIES

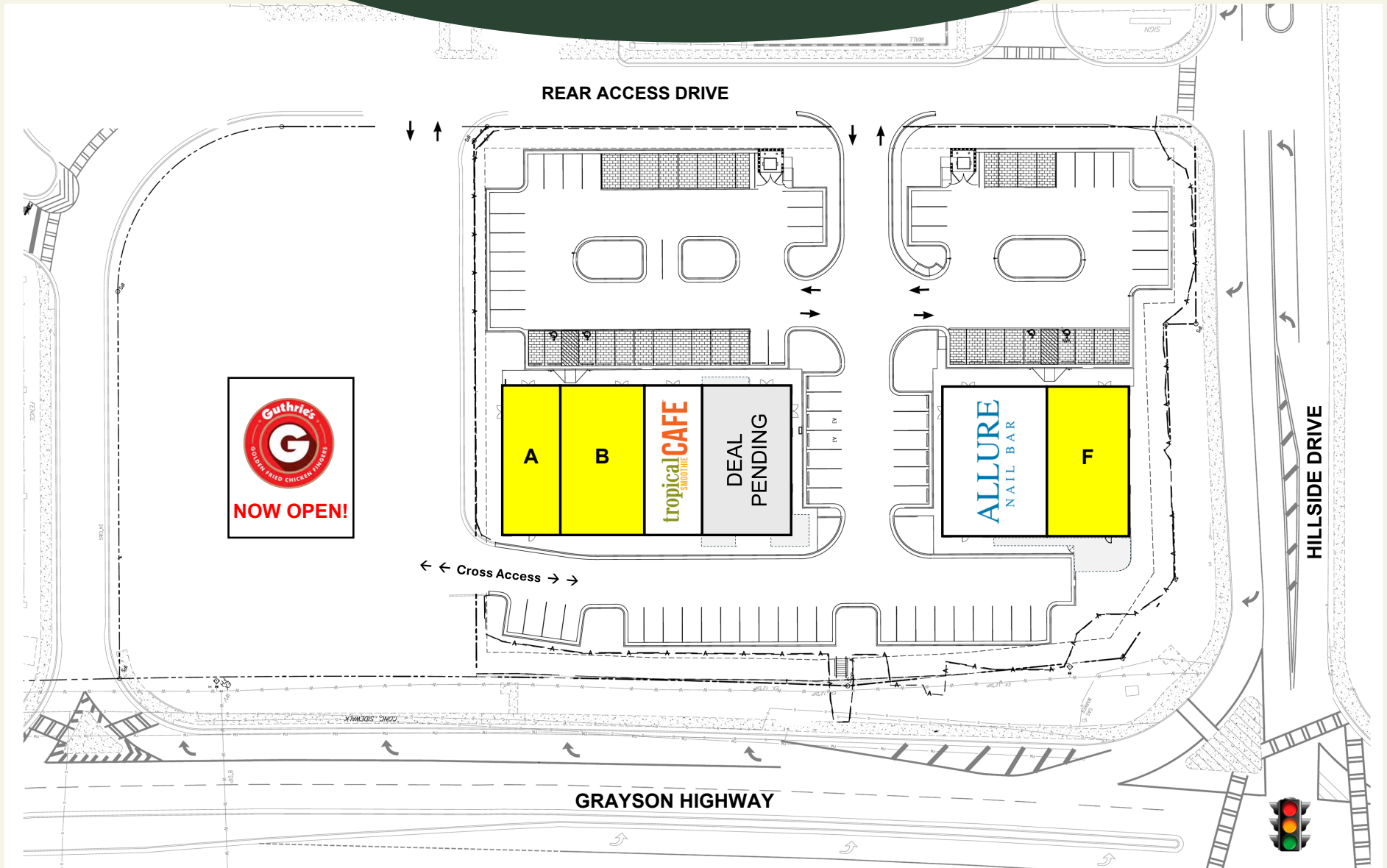
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PROJECT SITE PLAN



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