



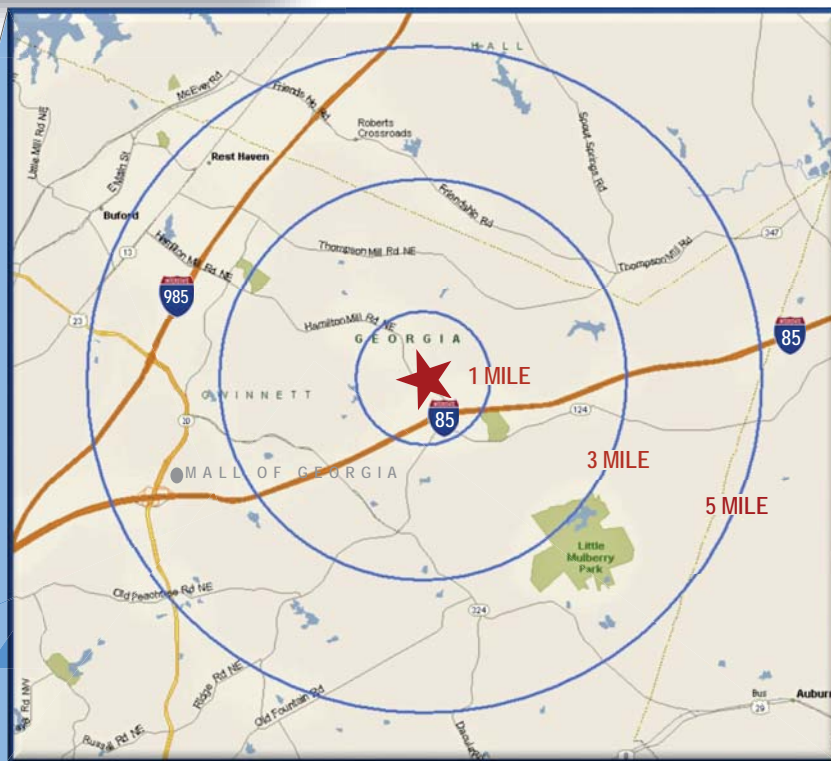
## PROPERTY AVAILABLE

### PROFILE

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

### 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 34,210 VPD
- Strong demographics with Average HH Income over \$80,000 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 (2013)	2,895	42,268	98,222
Households	971	12,899	31,313
Average HH Income	\$81,548	\$91,420	\$89,608
Median Age	36.3	35.8	35.6





## AERIAL PERSPECTIVE

[VIEW AS AN INTERACTIVE MAP](#)



## 2759 HAMILTON MILL ROAD

### SURVEY

