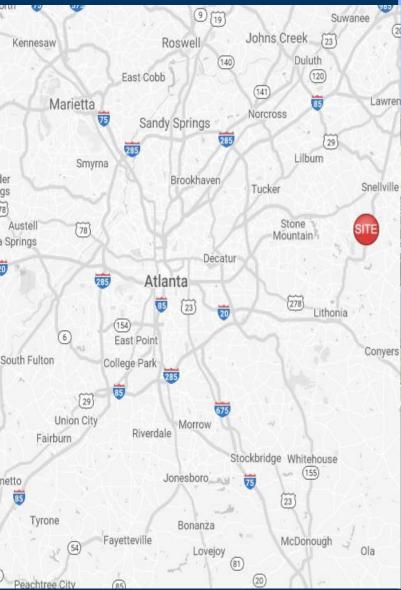
Shoppers World

3425 Centerville Highway Snellville, Georgia 30039





Leasing Contacts

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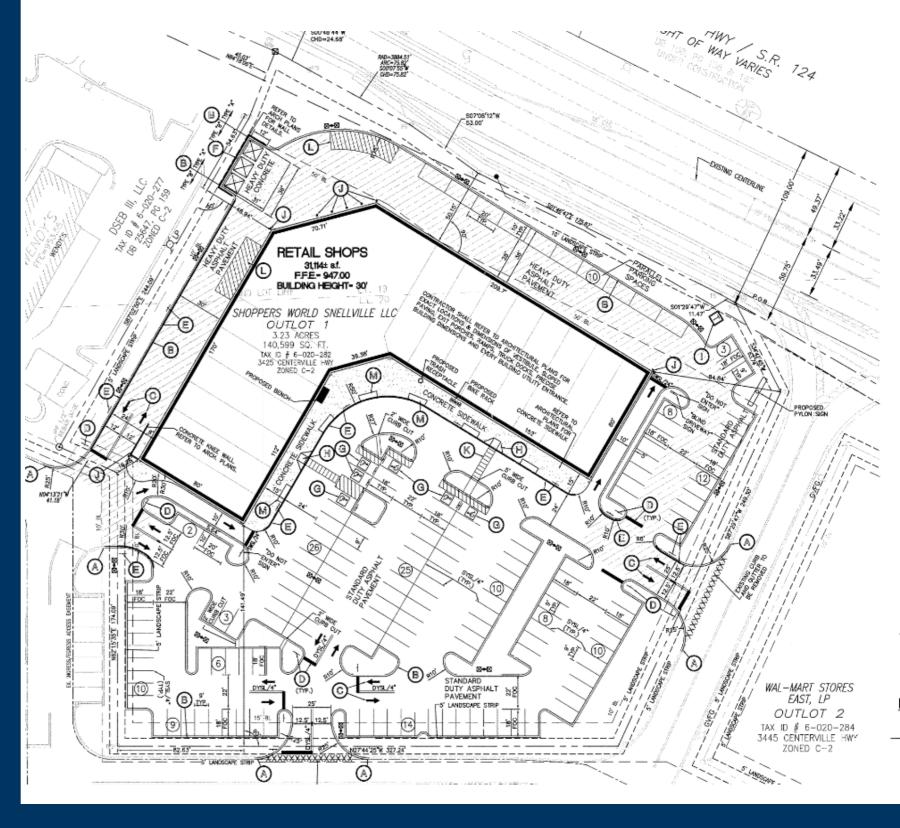
Property Highlights

- Shopper's World is located on Centerville Highway just 5 miles from Stone Mountain Park in a dense residential area of Snellville with a strong average income.
- Shopper's World is a Walmart Supercenter shadow center with national restaurants and retailers.
- Shopper's World offers tenants fantastic foot-traffic and excellent visibility from the street.
- The site consists of 31,316 square feet of retail and restaurant space on approximately 3.28 acres.
- Sees over 30,000 VPD on Centerville Hwy and over 20,000 VPD on Annistown Road.
- Salon/ Retail Space Available | 1,500 SF

<u>Site Access:</u> Property is accessible via Centerville Highway and Walmart parking lot.

Shoppers World TENANTS

1A	Dry Cleaner	2,000 SF
1B	Little Caesar's	1,755 SF
1C	Salon/ Retail Space Available	1,500 SF
1D	Snellville Tobacco & Vape	1,420 SF
1E	Unique Nail & Spa	2,800 SF
2A	Dollar Tree	8,446 SF
3A	Wink Threading Waxing & Sugaring	2,052 SF
3B	Studio 5.0 Barbershop	1,393 SF
3C	Tomsun Hibachi & Sushi	1,607 SF
3D	American Deli	1,420 SF
3E	Wing Stop	1,440 SF
3F	Cherry Beauty Supply	3,612 SF
3H	Boost Mobile	1,300 SF
	GLA: 30,646 SF	
	Availability:	1,500 SF



SHOPPERS WORLD Site Plan



AREA DEMOGRAPHICS

Population

1 MILE 8,244
3 MILE 60,336
5 MILE 135,971

2023 Daytime Population

1 MILE 1,935 3 MILE 14,100 5 MILE 37,098



1 MILE 2,662 3 MILE 20,128 5 MILE 46,026



Household 5

1 MILE \$121,505 3 MILE \$107,798 5 MILE \$110,608



SHOPPERS WORLD

Trade Area Overview

