

RETAIL INVESTMENT SALE

FOUNTAIN SQUARE SHOPPING CENTER



2110 McGee Road | Snellville (North Metro Atlanta) Georgia 30078

SIGNIFICANT UPSIDE POTENTIAL

\$3,500,000 (\$36.70/SF)

Well Below Replacement Cost

95,301± SF | 8.47± AC

North Metro Atlanta Location



Immediate Opportunity to Lease Up/Reposition
Center to Create Additional Value

Excellent Visibility on Heavily Traveled
Intersection of Hwy 78 with Direct Traffic Light
Access

Convenient Access to Major Transportation
Routes

Densely Developed, Strong Demographic Area

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DEMOGRAPHICS (5-mile radius)

Population 184,137

Households 59,195

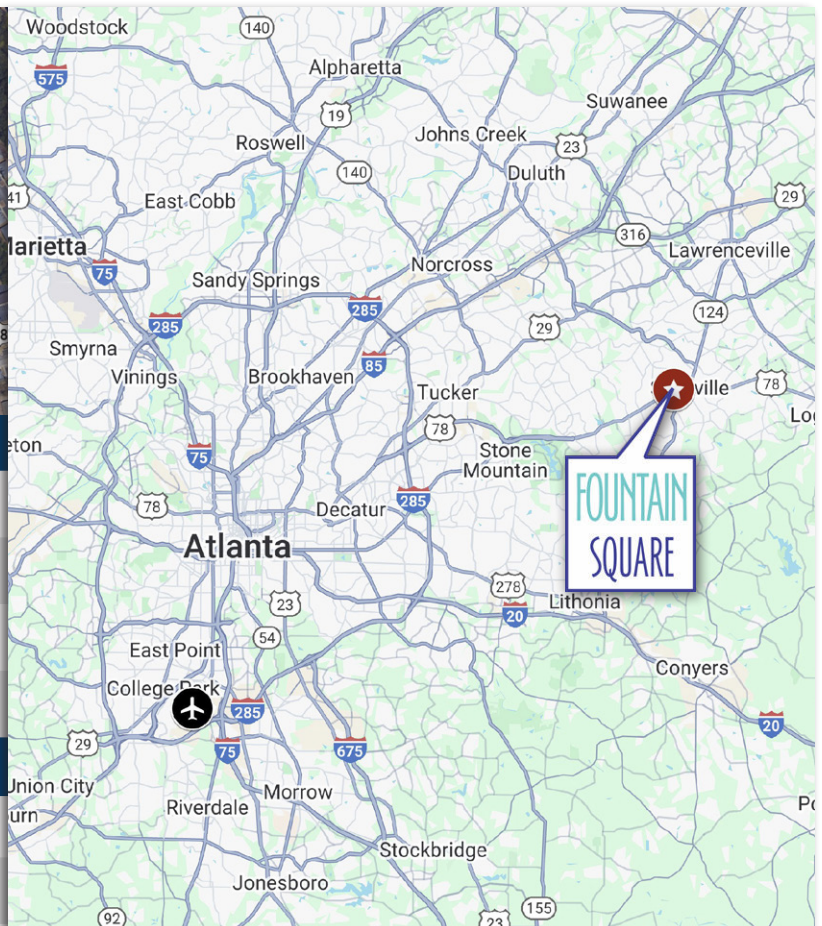
Average HH Income \$112,357

Daytime Employees 97,198

TRAFFIC COUNTS

Main St / US 78 / GA 10 48,023 VPD

McGee Rd 2,444 VPD



Source: Placer.ai

FOR MORE
INFORMATION
PLEASE CONTACT

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