



SOUTHERN CAPITAL
BROKERS

±5.148 ACRES
2752 MAIN STREET,
SNELLVILLE GEORGIA 30179



ASKING PRICE:

\$1,429,000

ADDRESS:

2752 Main Street, Snellville, GA 30078

COUNTY: Gwinnett

PROPERTY TAX: \$5,862.67

PARCEL ID: R5007 018

SUMMARY:

This is an excellent opportunity to own a 5.148 acre level land with 1.441 acres zoned C-2 and 3.8 acres zone O.C in downtown Snellville. Well located on Hwy 78 with major nearby retailers, including Zaxby's, Firestone, and Emory East Side Medical Center. It has one curb cut, 205 feet of road frontage, and estimated daily traffic count of 50,000. This site is prime for development.

Southern Capital Brokers

1226 Royal Drive, Suite # Q

Conyers Georgia 30094

www.SouthernCappitalBrokers.com



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David Babatope

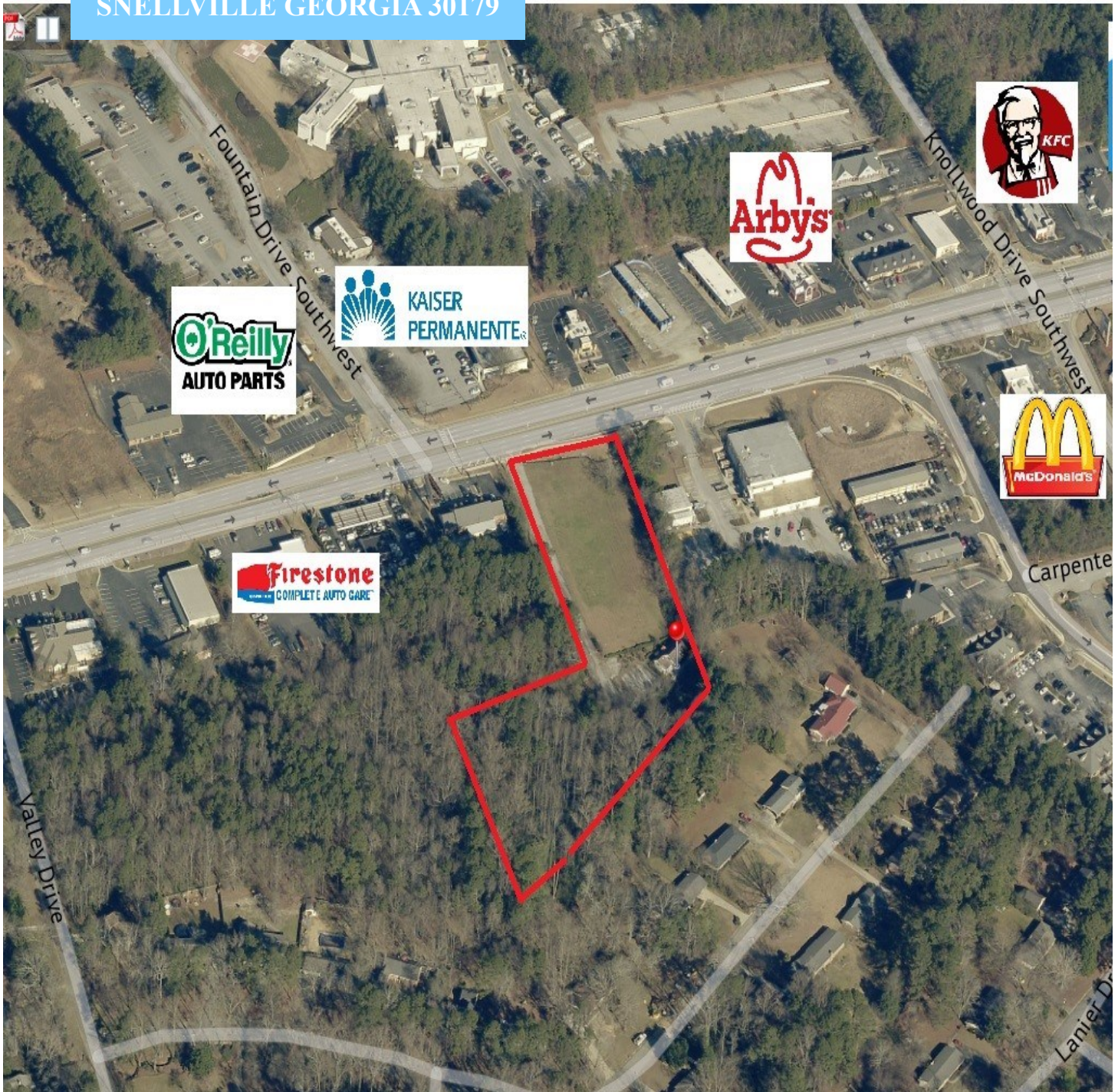
Commercial Broker

678 886-3669 Mobile

678 889-8938 Office

scbcre@gmail.com

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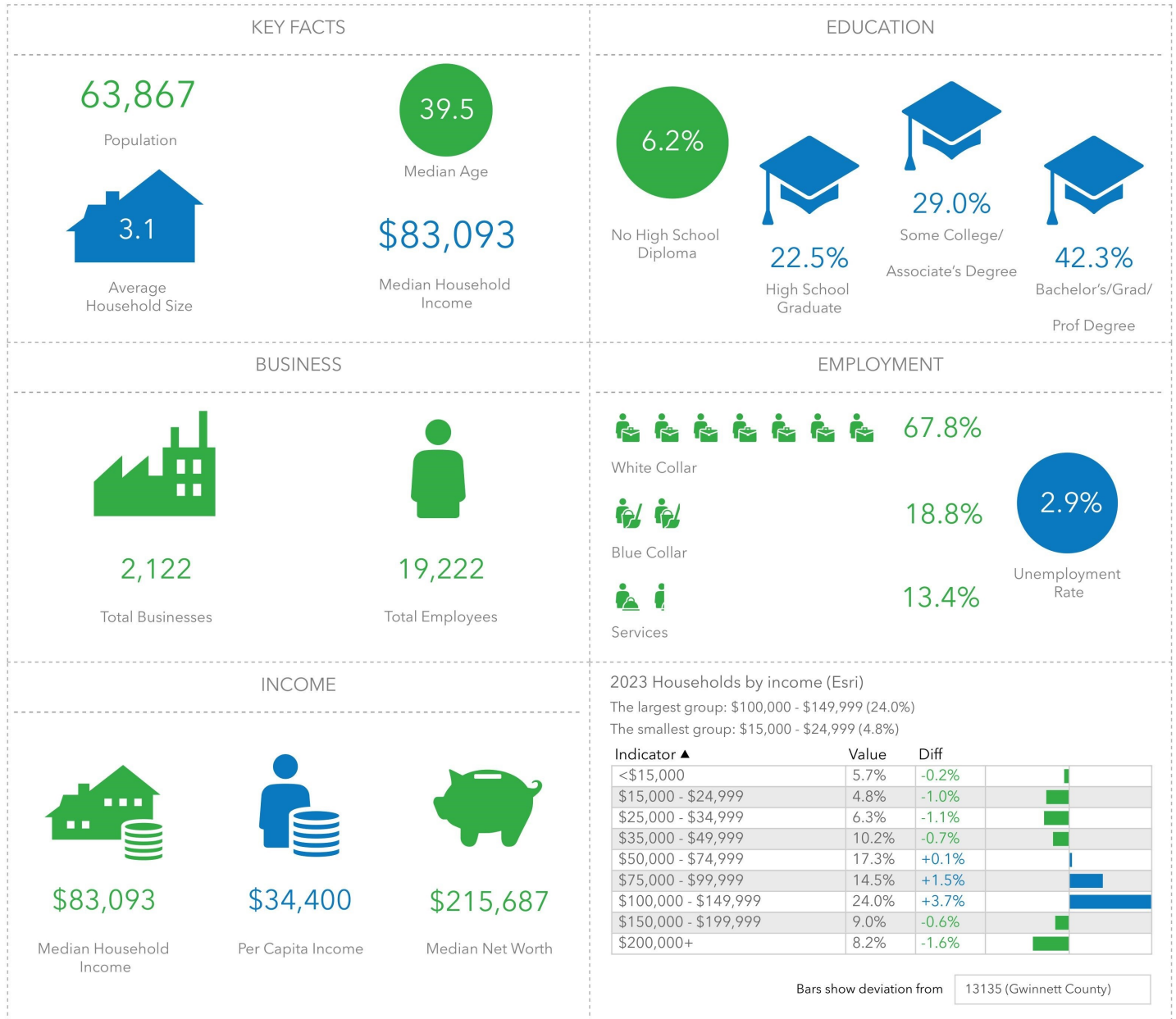


2752 Main St W, Snellville, Georgia, 30078 (3 miles)
 2752 Main St W, Snellville, Georgia, 30078
 Ring of 3 miles

Southern Capital Brokers
 Latitude: 33.85407
 Longitude: -84.02705

Key Facts

2752 Main St W, Snellville, Georgia, 30078
 Ring of 3 miles



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri

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Demographic and Income Profile

2752 Main St W, Snellville, Georgia, 30078
Ring: 3 mile radiusSOUTHERN CAPITAL
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Summary	Census 2010	Census 2020	2023	2028				
Population	54,101	62,260	63,867	65,342				
Households	18,109	20,082	20,523	21,124				
Families	14,361	15,978	15,876	16,263				
Average Household Size	2.97	3.08	3.09	3.07				
Owner Occupied Housing Units	14,887	15,366	16,298	16,719				
Renter Occupied Housing Units	3,222	4,716	4,225	4,404				
Median Age	37.4	38.1	39.5	39.8				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.46%	0.51%	0.30%					
Households	0.58%	0.65%	0.49%					
Families	0.48%	0.59%	0.44%					
Owner HHs	0.51%	0.82%	0.66%					
Median Household Income	3.11%	3.01%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	1,163	5.7%	959	4.5%				
\$15,000 - \$24,999	987	4.8%	743	3.5%				
\$25,000 - \$34,999	1,294	6.3%	1,063	5.0%				
\$35,000 - \$49,999	2,102	10.2%	1,766	8.4%				
\$50,000 - \$74,999	3,552	17.3%	3,297	15.6%				
\$75,000 - \$99,999	2,973	14.5%	3,036	14.4%				
\$100,000 - \$149,999	4,925	24.0%	5,674	26.9%				
\$150,000 - \$199,999	1,840	9.0%	2,581	12.2%				
\$200,000+	1,686	8.2%	2,005	9.5%				
Median Household Income	\$83,093		\$96,832					
Average Household Income	\$106,497		\$121,799					
Per Capita Income	\$34,400		\$39,575					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,290	6.1%	3,464	5.6%	3,401	5.3%	3,550	5.4%
5 - 9	4,124	7.6%	4,417	7.1%	3,731	5.8%	3,653	5.6%
10 - 14	4,697	8.7%	5,191	8.3%	4,185	6.6%	4,059	6.2%
15 - 19	4,546	8.4%	5,001	8.0%	4,276	6.7%	3,910	6.0%
20 - 24	2,832	5.2%	3,819	6.1%	3,878	6.1%	3,444	5.3%
25 - 34	5,724	10.6%	6,714	10.8%	9,006	14.1%	9,268	14.2%
35 - 44	8,064	14.9%	8,261	13.3%	7,804	12.2%	8,972	13.7%
45 - 54	9,158	16.9%	8,774	14.1%	8,322	13.0%	7,745	11.9%
55 - 64	6,559	12.1%	8,134	13.1%	9,156	14.3%	8,462	13.0%
65 - 74	2,934	5.4%	5,411	8.7%	6,603	10.3%	7,418	11.4%
75 - 84	1,552	2.9%	2,318	3.7%	2,658	4.2%	3,809	5.8%
85+	623	1.2%	755	1.2%	849	1.3%	1,053	1.6%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,691	54.9%	21,776	35.0%	21,218	33.2%	19,621	30.0%
Black Alone	17,089	31.6%	24,479	39.3%	25,254	39.5%	26,336	40.3%
American Indian Alone	144	0.3%	364	0.6%	389	0.6%	447	0.7%
Asian Alone	3,538	6.5%	6,371	10.2%	6,998	11.0%	7,818	12.0%
Pacific Islander Alone	32	0.1%	47	0.1%	51	0.1%	52	0.1%
Some Other Race Alone	1,886	3.5%	3,895	6.3%	4,240	6.6%	4,737	7.2%
Two or More Races	1,721	3.2%	5,327	8.6%	5,717	9.0%	6,332	9.7%
Hispanic Origin (Any Race)	4,647	8.6%	7,991	12.8%	8,748	13.7%	9,576	14.7%

Data Note: Income is expressed in current dollars.**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

November 02, 2023



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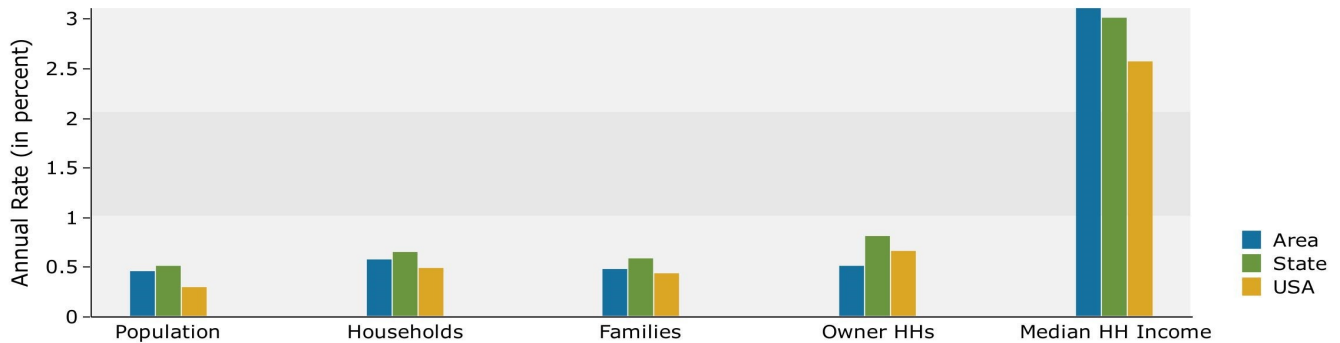
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Demographic and Income Profile

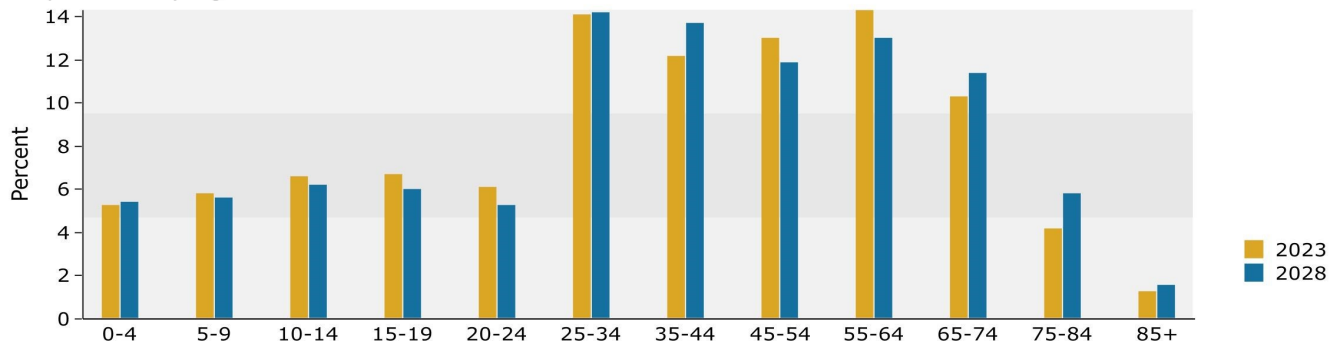
2752 Main St W, Snellville, Georgia, 30078

Ring: 3 mile radius

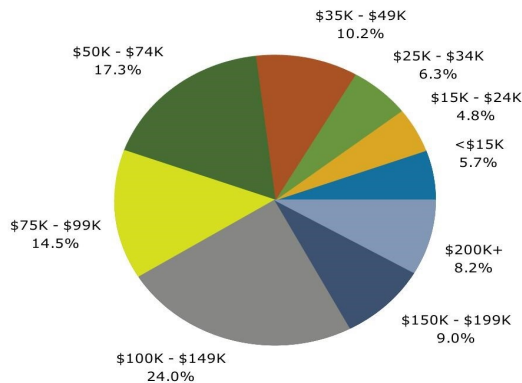
Trends 2023-2028



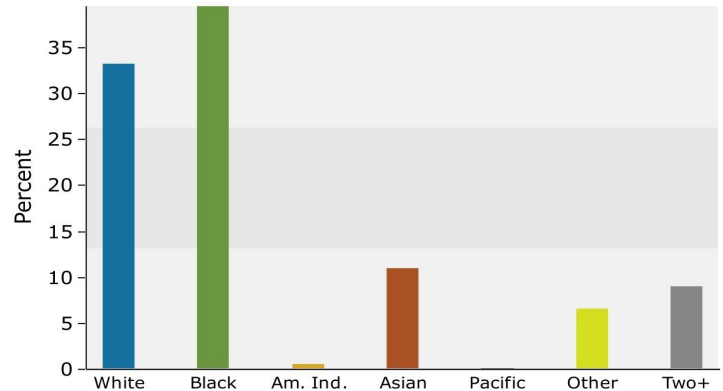
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 13.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Page 2 of 2

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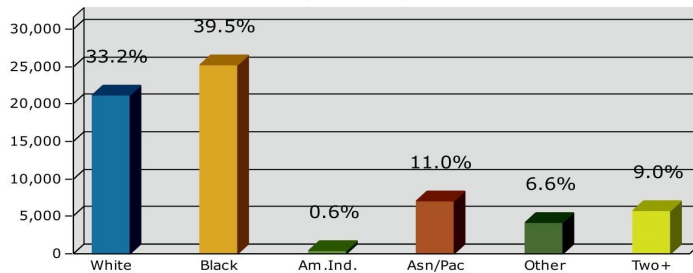
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Graphic Profile

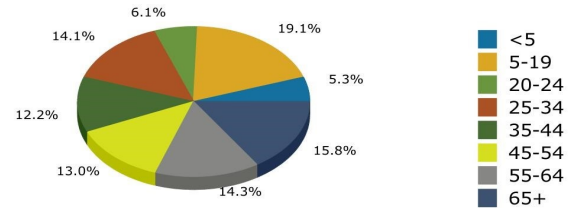
2752 Main St W, Snellville, Georgia, 30078
Ring: 3 mile radius

2023 Population by Race

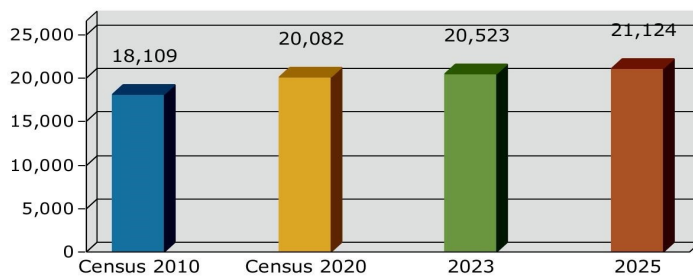


2023 Percent Hispanic Origin: 13.7%

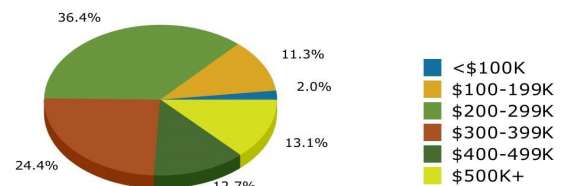
2023 Population by Age



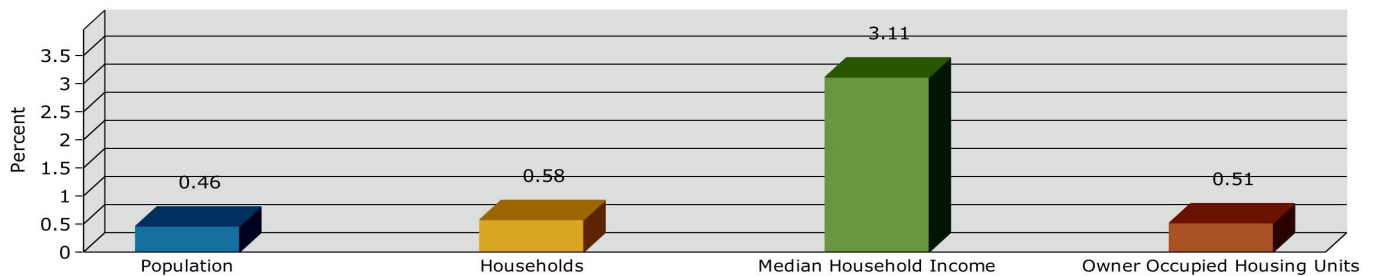
Households



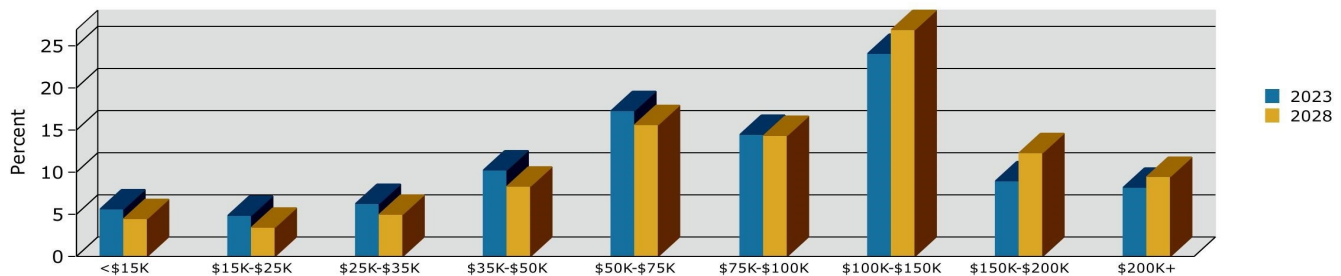
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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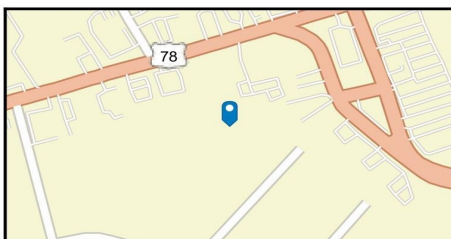
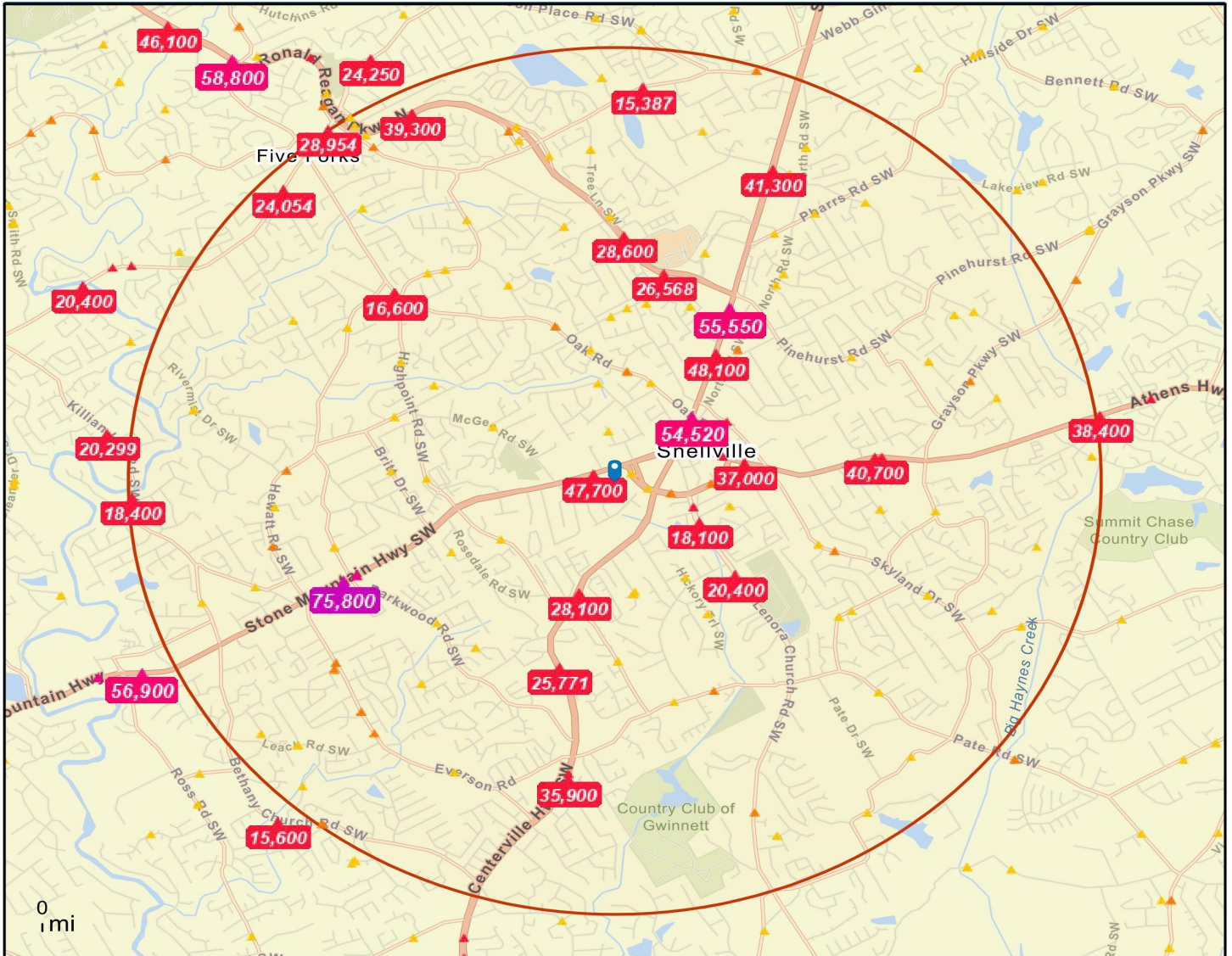
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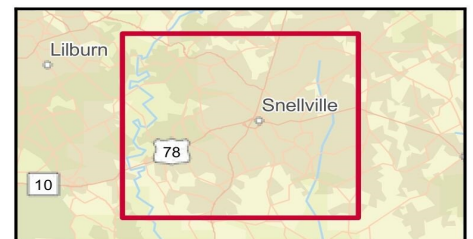
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30179

Traffic Count Map

2752 Main St W, Snellville, Georgia, 30078
Rings: 3 mile radii



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

November 02, 2023

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Page 1 of 1

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DISCLAIMER & LIMITING CONDITIONS

Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

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This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and

ABOUT THE AREA

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SNELLVILLE

The City of Snellville is located 18 miles east of Atlanta and 45 miles west of Athens at the intersection of Highway 78 and Georgia Highway 124. The city has consistently been one of Gwinnett County's fastest growing cities for the past thirty years, offering an attractive selection of residential neighborhoods, excellent schools, great shopping and a friendly business climate and continues to grow with several upcoming installments.

A brand-new development is underway for Downtown Snellville dubbed The Grove at Towne Center. The mixed-use development will create a new central hub for the city including apartments, library, restaurants and a greenway. The new development will serve as Snellville's downtown.

GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2018, the population is estimated to be 927,781 making it the second-most populous county in Georgia. Its county seat is Lawrenceville. The county is named for Button Gwinnett, one of the signatories of the Declaration of Independence.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosting many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

Gwinnett County is included in the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area. It is located about 10 miles northeast of Atlanta's city limits.

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