

# Hamilton Creek

## Dacula, Georgia

2240 Hamilton Creek Parkway, Dacula, GA 30019

- 4,590 - 5,600 sf space available
- National tenant mix to include Kohls, Childrens Healthcare of Atlanta and Anytime Fitness
- Excellent opportunity for medical use
- Pylon signage available and highly visible from I-85
- Abundant parking
- Located in an affluent, high income area with Average Household Income over \$113,000 within three miles



### KEY TENANTS

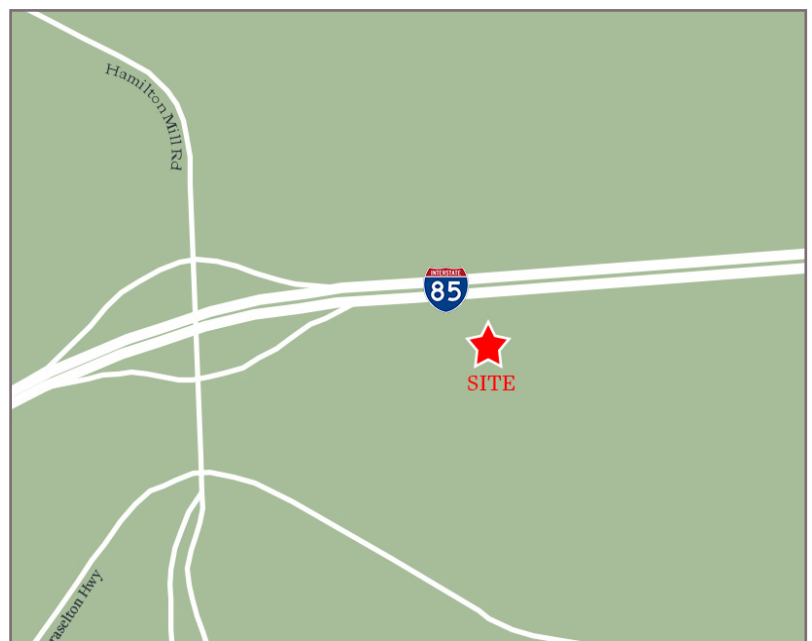
Kohls, Children's Healthcare of Atlanta and Anytime Fitness.

### TRAFFIC COUNTS

Hamilton Mill Road	35,900	AADT
Interstate 85	108,000	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,080	48,556	114,620
Households	1,298	14,831	36,078
Avg HH Income	\$104,918	\$113,575	\$108,502
Daytime Pop	3,225	8,156	34,363



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Tenant	Sf	Ste
Status Design & Consign	11,510	100/300
Jolie Amis Salon	2,100	400
Anytime Fitness	5,420	500
Children's Healthcare of Atlanta	16,100	600/800
<b>Available</b>	<b>5,600</b>	<b>900</b>
<b>Available</b>	<b>4,721</b>	<b>1000</b>
<b>Available</b>	<b>4,590</b>	<b>1100</b>
Kohl's	88,350	

Interstate 85

Pylon Sign

Publix.

