

Hamilton Creek

Dacula, Georgia

2240 Hamilton Creek Parkway, Dacula, GA 30019

- 4,721 - 11,510 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 of \$118,530 within three miles



KEY TENANTS

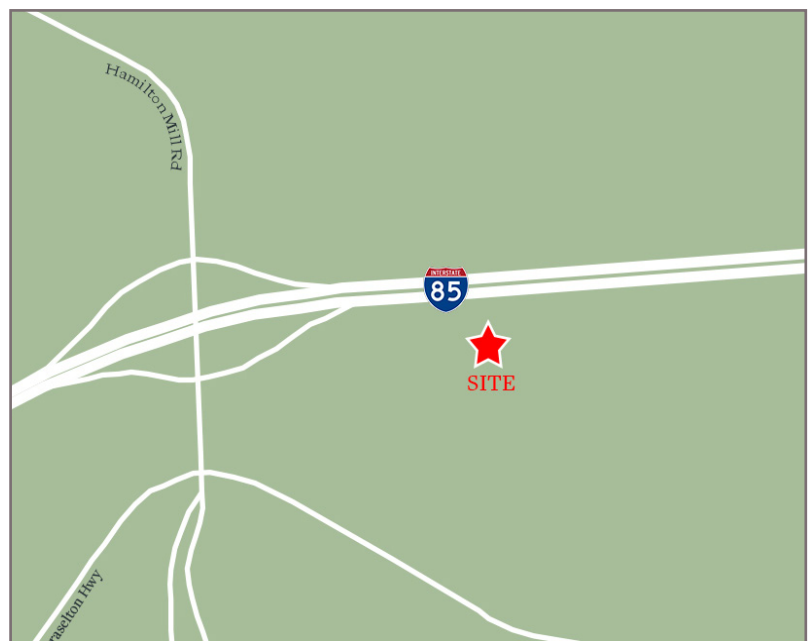
Kohls, Children's Healthcare of Atlanta, Thomas Eye Group and Anytime Fitness.

TRAFFIC COUNTS

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

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,786	50,751	118,141
Households	1,520	15,503	37,208
Avg HH Income	\$110,103	\$118,580	\$118,113
Daytime Pop	3,349	8,415	35,315



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Tenant	Sf	Ste
Available	11,510	100/300
Jolie Amis Salon	2,100	400
Anytime Fitness	5,420	500
Children's Healthcare of Atlanta	16,100	600/800
Available	5,600	900
Available	4,721	1000
Thomas Eye Group	4,590	1100
Kohl's	88,350	

