

Hamilton Creek

Dacula, Georgia

2240 Hamilton Creek Parkway, Dacula, GA 30019

- 4,721 - 11,510 sf space available
- National tenant mix to include Kohls and Childrens Healthcare of Atlanta
- 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 \$126,301 within three miles



KEY TENANTS

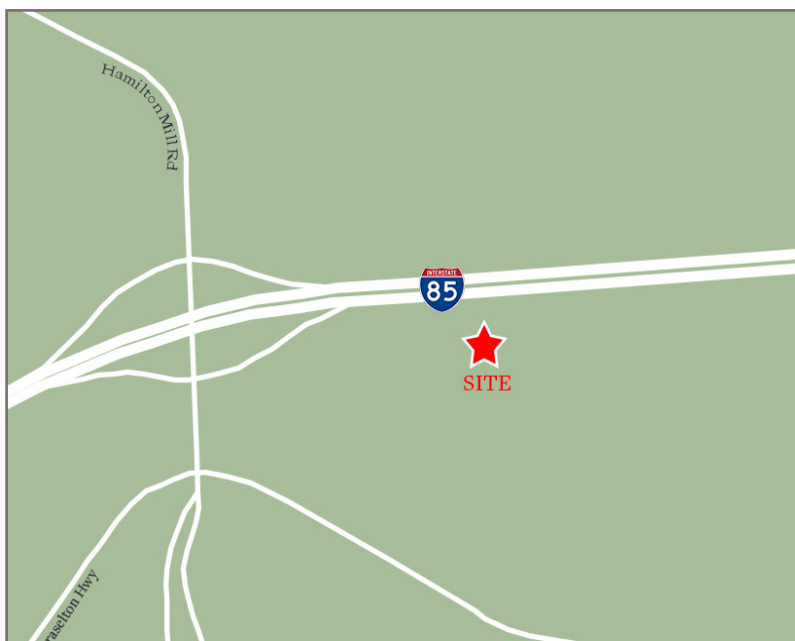
Kohls, Children's Healthcare of Atlanta and Thomas Eye Group.

TRAFFIC COUNTS

Hamilton Mill Road	38,700	AADT
Interstate 85	91,200	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,891	54,136	122,609
Households	1,359	16,621	38,952
Avg HH Income	\$146,508	\$126,301	\$115,815
Daytime Pop	2,880	10,044	29,137



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Tenant	Sf	Ste
Available	11,510	100/300
Jolie Amis Salon	2,100	400
Available	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	

