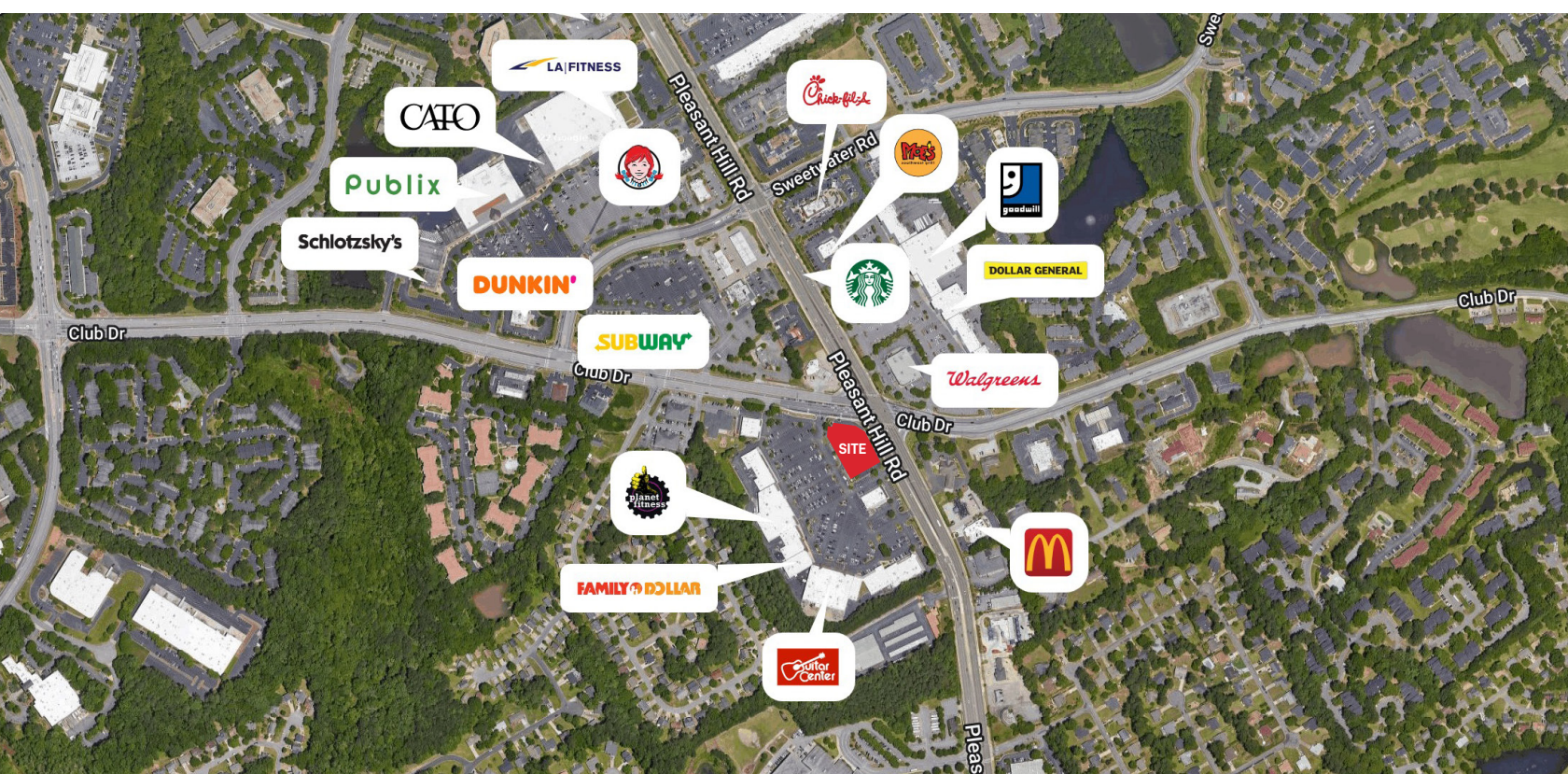


PIN CORNER GROUND LEASE

1455 PLEASANT HILL RD., LAWRENCEVILLE, GA 30040



PROPERTY INFORMATION

- 1.3 acre parcel available for ground lease at Pleasant Hill Point, a 130,300 SF neighborhood shopping center
- Less than one mile from I-85 in Gwinnett County
- Signalized intersection
- 20,700+/- GA DOT daily traffic count on Club Drive
- 58,200+/- GA DOT daily traffic count on Pleasant Hill Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2021	18,074	111,020	266,010
Projected Population 2026	19,036	116,667	279,789
Average Household Income	\$52,540	\$64,333	\$77,925



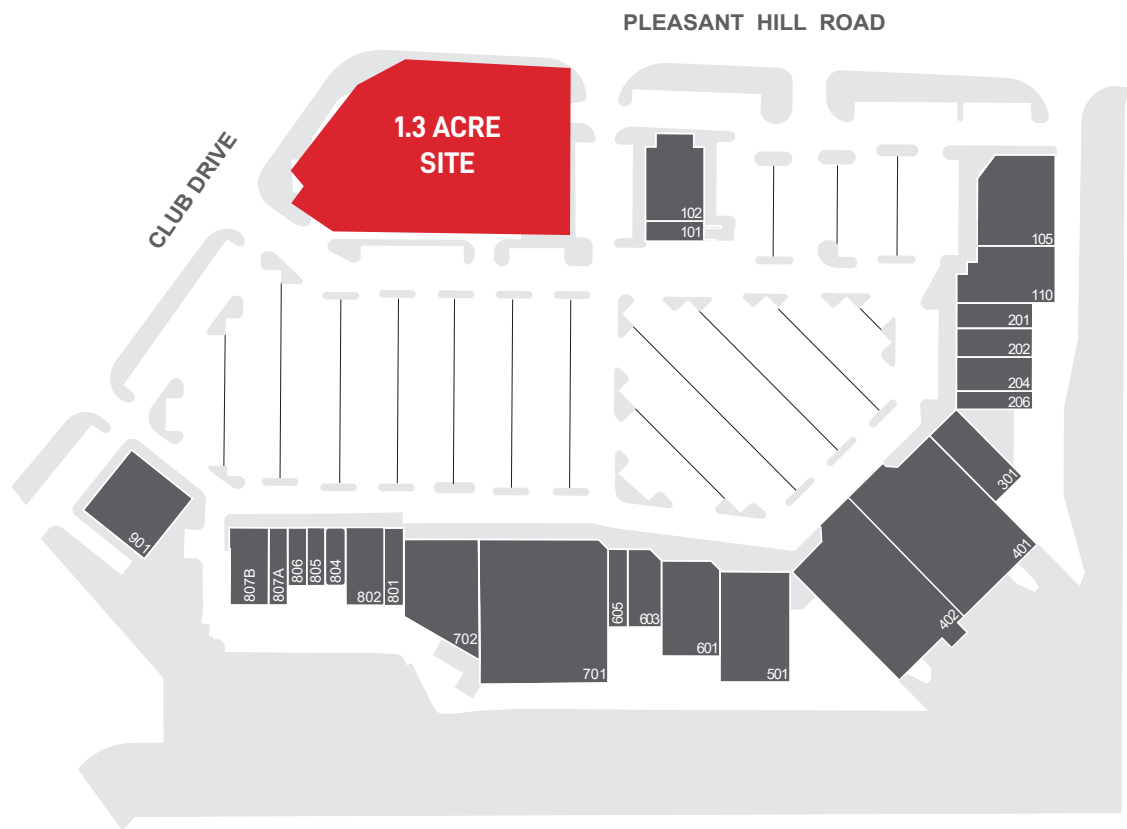
CONTACT

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PIN CORNER GROUND LEASE

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SUITES

SUITE	TENANT	SQ. FT.
101	Crazy Wings	1,200
102	Advance Auto Parts	5,925
105	Empire Beauty School	7,200
110	Johnny's Sports Bar and Grill	5,000
201	Magic Barber Shop	2,000
202	911 HairPRO Beauty Supply	2,400
204	White Tiger Taekwondo	2,800
206	The UPS Store	1,600
301	Express Coin Laundry	4,000
401	Guitar Center	16,200
402	Souq International Market	15,291
501	Family Dollar	8,468
601	Sunrise Kids Learning Center	5,950
603	Com Mai	2,350
605	Planet Fitness Addition	2,000
701	Planet Fitness	16,084
702	Supermercado El Tapatio	12,164
801	Cricket Wireless	2,400
802	H&R Block	2,330
804	Centro Medico ProMed	1,200
805	La Antioquenita Jeans	1,238
806	Lynn's Nails	1,200
807A	Lawrenceville Dental Care	1,600
807B	Los Recuerdos	3,200
901	Premier Pawn and Jewelry	6,500
TOTAL GLA:		130,300



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