

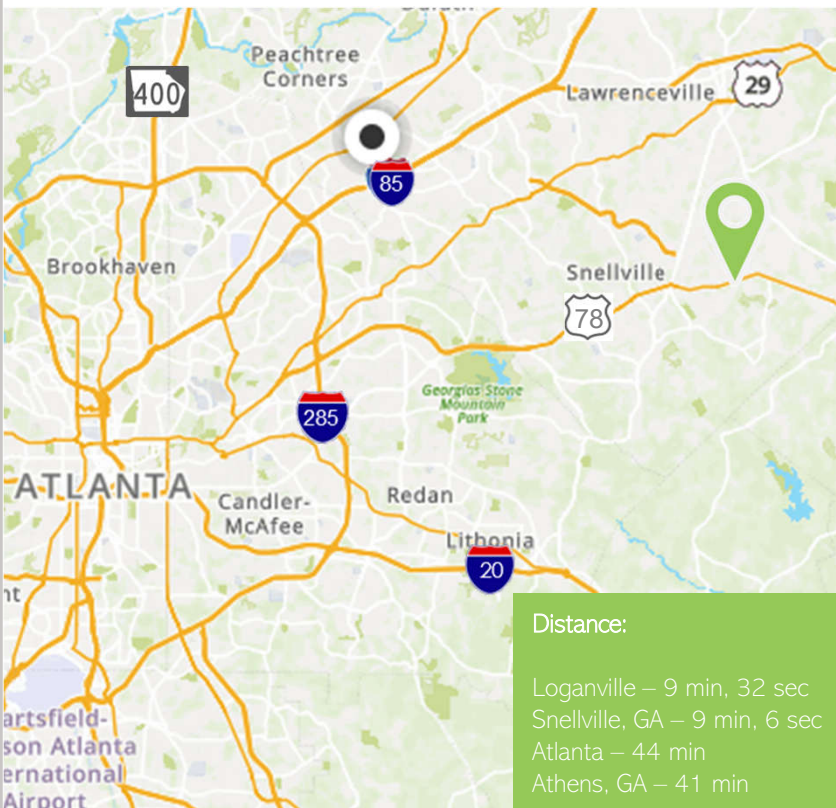
COOPER VILLAGE

1132-1142 Athens Highway / Grayson, Ga 30017



Second
Generation
Restaurant
Space

4,500 SF
Plus
Patio



PROPERTY DESCRIPTION

A two-building retail project including national and local tenants.

LOCATION DESCRIPTION

Athens Highway and Cooper Road
Gwinnett County, Georgia

Cooper Village is well situated on Highway 78, a major commuter highway, offering convenient access to the cities of Snellville, Loganville and Grayson. Northside Grayson Health anchors the project.

HIGHLIGHTS

Retail Building GLA:	35,635 +/- SF
Available SF:	1,300 SF -2,600 SF
	4,500 SF Restaurant



SHANNON SHUMAN MARTIN

404.312.4305

shannon@retailleasingadvisors.net

www.retailleasingadvisors.net

COOPER VILLAGE

1132-1142 Athens Highway / Grayson, Ga 30017



Site Plan Is Not To Scale.

<u>SUITE</u>	<u>RETAIL TENANTS</u>	<u>SF</u>	<u>SUITE</u>	<u>RETAIL TENANTS</u>	<u>SF</u>
101	Ionies Island Kitchen	2,666	114	PENDING	1,300
103	Diamond Nails	1,300	115	AVAILABLE RESTAURANT	4,500
104	Mike's Barbershop	1,300	201	Domino's Pizza	1,300
105	A&A Homebrew	1,300	202	State Farm	1,300
106	B&B Hobby	3,900	203	Extreme Fireworks	2,600
109	Nawlins Pralines	1,300	205	Ladi Jai Salon	1,300
110	PENDING	1,300	206	Wing Suite	1,300
111	AVAILABLE	1,300	207	Northside Grayson Health Center	5,169
112	PENDING	2,600			

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

COOPER VILLAGE

1132-1142 Athens Highway / Grayson, Ga 30017



DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles
Population	61,244	144,939
Households	19,477	46,272
Average HH Income	\$105,380	\$96,680
Daytime Population	44,336	111,411

	10 Min	15 Min
Population	81,979	208,703
Households	26,218	66,504
Average HH Income	\$105,128	\$108,500
Daytime Population	64,259	178,045

LATITUDE | LONGITUDE
33.86255 | -83.96294

TRAFFIC COUNT
39,900 AD Athens Highway (Hwy 78)

COOPER VILLAGE

1132-1142 Athens Highway / Grayson, Ga 30017



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

Visit Us At RetailLeasingAdvisors.net