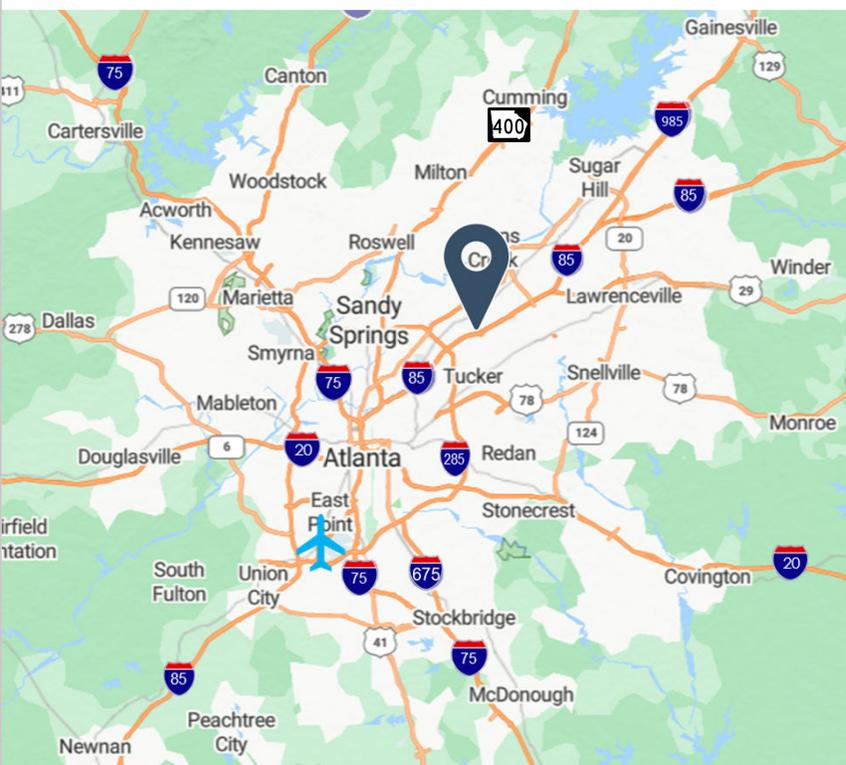


CARTER NORCROSS PLAZA



5860 Jimmy Carter Boulevard | Norcross, GA 30071 | Gwinnett County

Available Retail & Restaurant



PROPERTY INFORMATION:

Carter Norcross Plaza is located minutes from I-85 within the Gateway85 Community Improvement District. The area is densely populated and demographically diverse. The Atlanta Regional Commission is working with local agencies to revitalize Jimmy Carter Boulevard, with a focus on improving walkability, bike access, and overall infrastructure, according to Yang Chen, Planning Director of Gwinnett County.

PROPERTY HIGHLIGHTS:

Project GLA:	18,713 SF
Available:	1,111 SF – 2,300 SF (2 nd Gen Rest) 1,225 SF – 3,871 SF (Retail)
Key Tenants:	Domino's Pizza, Perros y Medio
Type:	Neighborhood Strip Center
Parks:	93 ±

Leasing Contact:

SHANNON SHUMAN MARTIN

404.312.4305

Shannon@RetailLeasingAdvisors.net

www.RetailLeasingAdvisors.net



COLUMBIA PROPERTIES

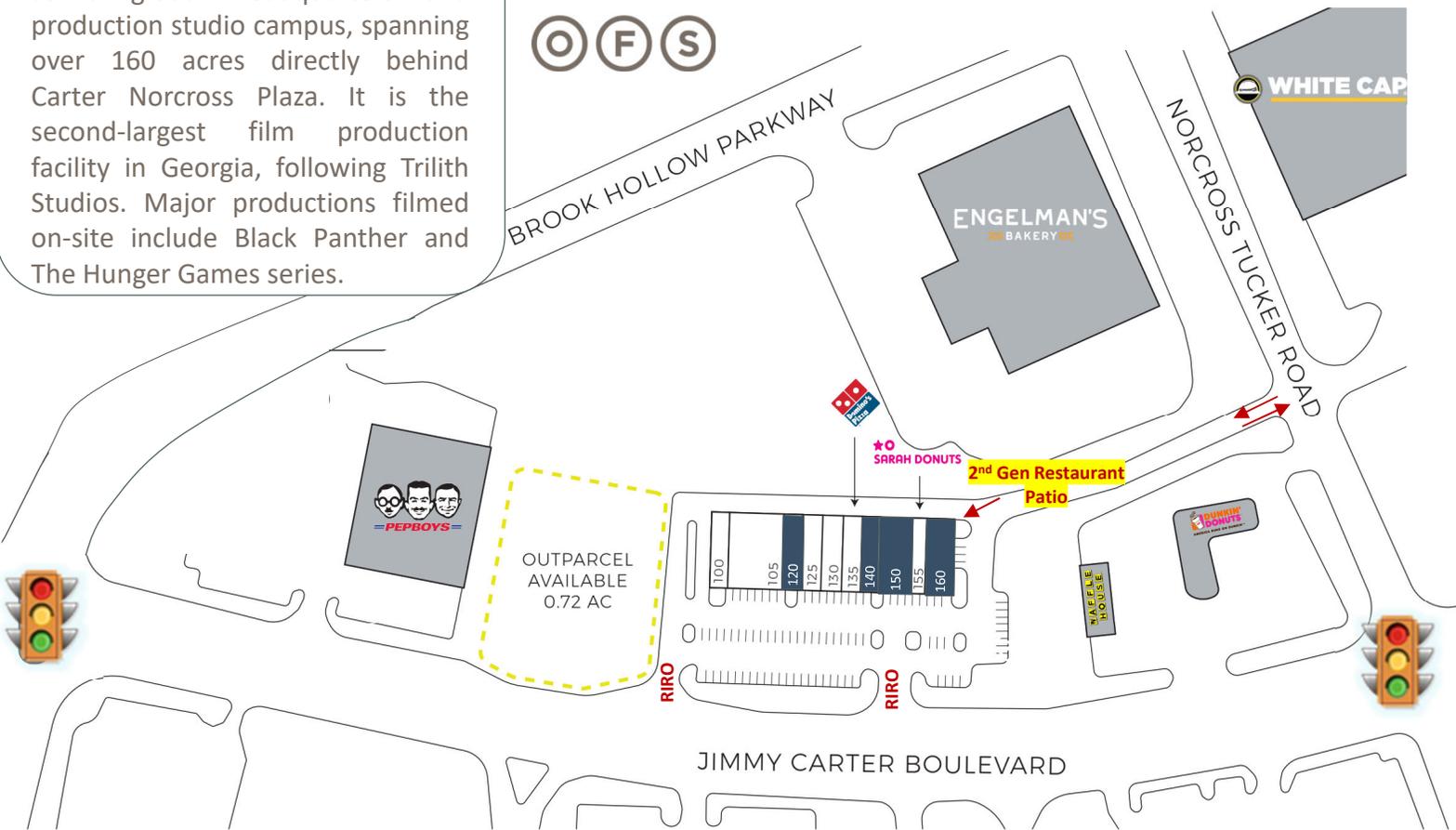


CARTER NORCROSS PLAZA



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Optical Fiber Solutions (OFS) serves as a global headquarters and production studio campus, spanning over 160 acres directly behind Carter Norcross Plaza. It is the second-largest film production facility in Georgia, following Trilith Studios. Major productions filmed on-site include Black Panther and The Hunger Games series.



LOCAL AMENITIES

DESCRIPTION

Historic Norcross

Listed on the National Register of Historic Places, Norcross boasts a thriving, walkable downtown with a vibrant mix of shops, dining, and community events.

Best Friend's Park

A 43-acre recreational complex featuring 17 lighted tennis courts, basketball courts, baseball fields, aquatic facilities, playgrounds, walking trails, and covered pavilions.

Victory Church

The church welcomes over 20,000 attendees each week and represents a diverse congregation spanning more than 140 nations.

SUITE TENANTS

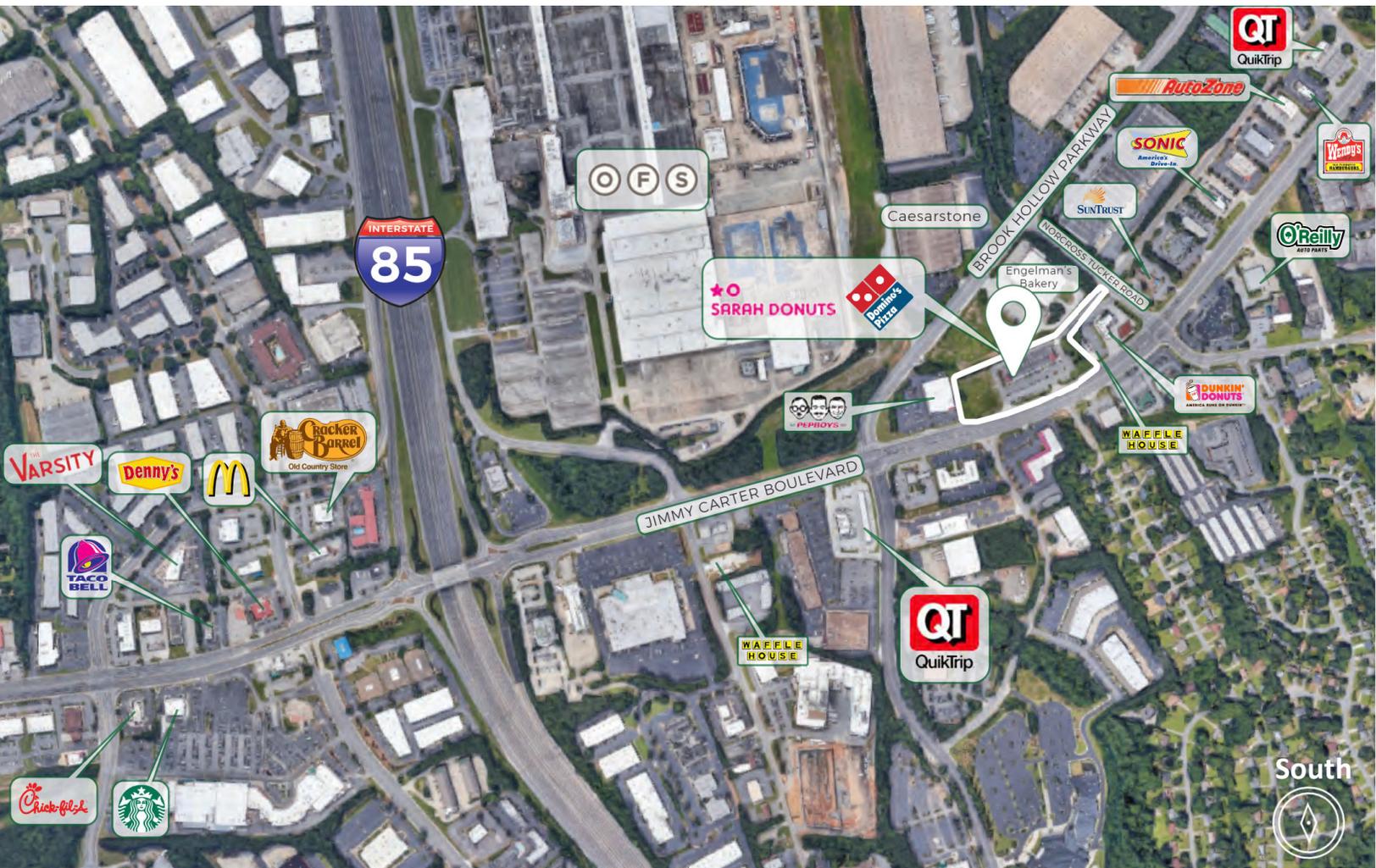
SF

100	Perros y Medio	1,456
105	Gwinnett Medical & Back	4,025
120	AVAILABLE	1,400
125	Trinity Family Clinic	1,575
130	Surge Staffing	1,575
135	Domino's Pizza	1,400
140	AVAILABLE	1,225
150	AVAILABLE	2,646
155	Sarah Donuts	1,111
160	AVAILABLE	2,300

CARTER NORCROSS PLAZA



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DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles
Population	105,042	267,783
Households	37,736	98,001
Average HH Income	83,817	\$100,957
Daytime Population	115,453	284,572

	10 Min	15 Min
Population	95,178	324,143
Households	34,068	123,325
Average HH Income	\$78,538	\$101,297
Daytime Population	111,359	368,240

LATITUDE | LONGITUDE
33.919224 | -84.210335

TRAFFIC COUNTS
49,700 Jimmy Carter Boulevard | 303,000 I-85 (North)

CARTER NORCROSS PLAZA



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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



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.

RLA prides itself on being a small firm with the reach and resources of a large firm.

LEASING CONTACT:
Shannon Shuman Martin
404.312.4305
shannon@retailleasingadvisors.net
www.RetailLeasingAdvisors.net

