

Hamilton Creek

Dacula, Georgia

2240 Hamilton Creek Parkway, Dacula, GA 30019

- 4,590 - 5,600 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 over \$110,000 within three miles



KEY TENANTS

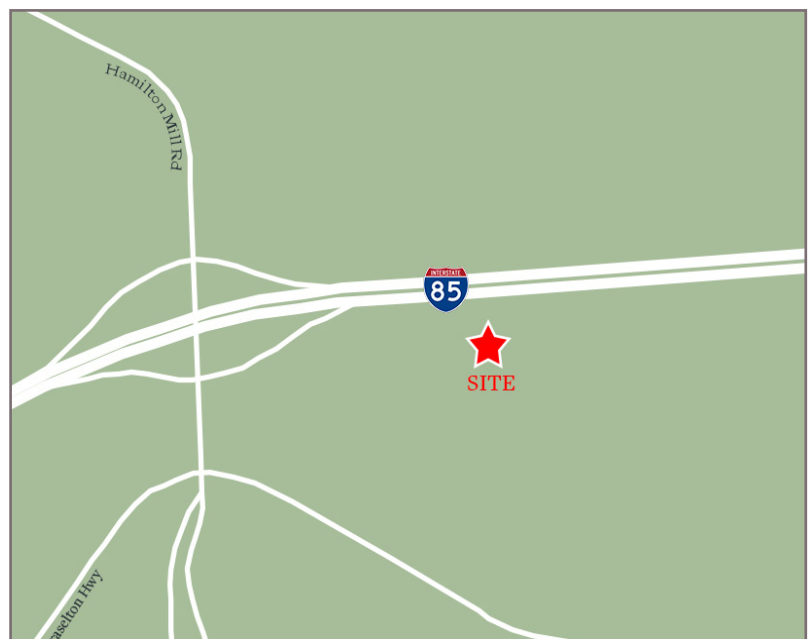
Kohls, Children's Healthcare of Atlanta and Anytime Fitness.

TRAFFIC COUNTS

Hamilton Mill Road	32,200	AADT
Interstate 85	108,000	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	3,777	47,175	112,004
Households	1,190	14,255	34,754
Avg HH Income	\$102,307	\$110,596	\$108,340
Daytime Pop	3,163	8,282	33,911



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Tenant	SF
1. Status Design & Consign	11,510
2. Jolie Amis Salon	2,100
3. Anytime Fitness	5,420
4. Children's Healthcare of Atlanta	16,100
5. Available	5,600
6. Available	4,721
7. Available	4,590
8. Kohl's	88,350

Interstate 85

■ Pylon Sign

Publix.

