




AMERICAN CAPITAL PROPERTIES

HUNTCREST MARKET
1064 OLD PEACHTREE ROAD NW
LAWRENCEVILLE, GA 30043



OVERVIEW

- » Rare opportunity to move into this 7-suite retail center
- » Desirable, busy shopping district with a premium corner location just off I-85
- » One-story, attractive brick 12,619 sf building with excellent visibility
- » Long-term tenants
- » Wells Fargo located on the outparcel and McDonald's on the corner
- » New QuikTrip across the street

AVAILABILITY

- » Suite 102: 1,419 rsf, previous use was a dry cleaner
- » Shop end, Suite 108: 1,419 rsf, previous use was a dry cleaner

DEMOGRAPHICS – 5-MILE RADIUS (LOOPNET 2014)

- » Daytime population = 246,382
- » Adult median age = 34
- » Average household income = \$82,681

TRAFFIC COUNTS

- » I-85: 168,000 cars/day (N/S-bound offramps to Old Peachtree Rd combined: 18,840/day)
- » Old Peachtree Rd NW: 20,400 cars/day

ASKING RATE

- » \$18–20.00/sf

LEASE TYPE

- » NNN

SPACE AVAILABLE

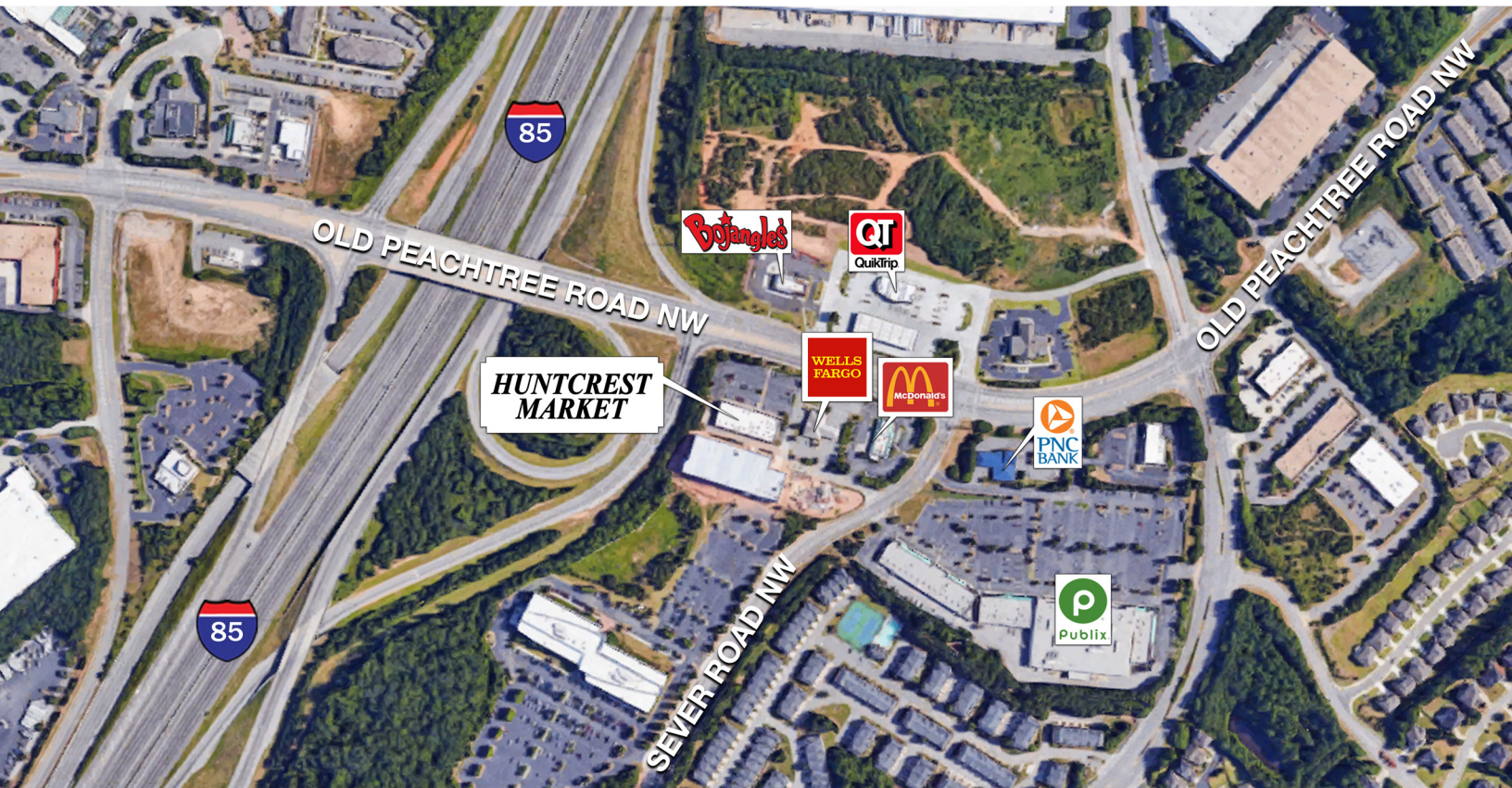
- » Suite 102: 1,400 rsf
- » Suite 108: 1,419 rsf

FOR LEASING INFORMATION, PLEASE CONTACT:

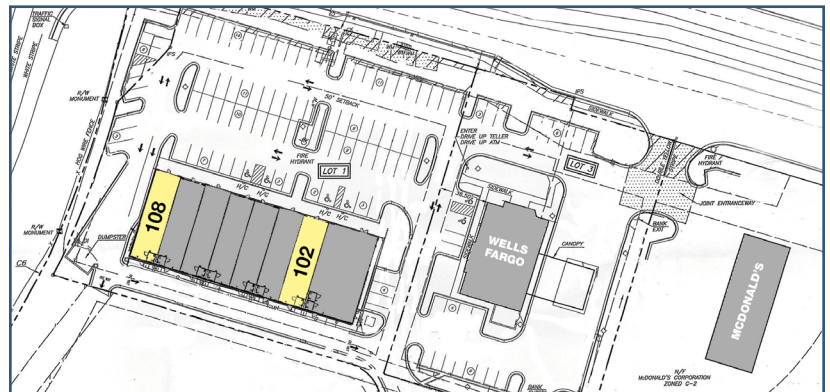
KENT WALKER | (770) 530-0896
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FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AERIAL MAP | SITE PLAN | AVAILABILITY



STE	TENANT	SQ FT
101	Kirin House	4,205
102	Available	1,400
103	Hong Kong Restaurant	1,633
104	Mi Casa Mexican Restaurant	3,733
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106	Unique Family Hair	1,400
107	Era Nails	2,275
108	Available	1,419
110	Wells Fargo	outparcel



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