

# Oakwood Plaza

*Great Visibility and Signage*

**Minutes from I-985 exit**



**3616 Atlanta Hwy, Flowery Branch, Georgia 30542**

- This 15,200 SF neighborhood center sits on 1.42 acres.
- Close to University of North GA and Lanier Tech - 13,000+ students
- Property fronts Atlanta Highway (Hwy 13) with daily traffic counts of 10,400 VPD
- One mile south of the intersection of Hwy 13 and Hwy 53 and 1.5 miles from I-985 and Hwy 53 in fast growing south Hall County
- Great mix of local tenants



**FOR LEASE**

### Demographics

|                             | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|-----------------------------|---------------|---------------|---------------|
| Total Population            | 4,697         | 22,145        | 63,054        |
| Population Growth 2000-2015 | 46%           | 45%           | 52%           |
| Projected Growth 2015-2020  | 9%            | 7%            | 7%            |
| Total Households            | 1,595         | 7,634         | 20,269        |
| Average Household Income    | \$48,793      | \$60,265      | \$61,351      |
| Bachelor's Degree or Above  | 18%           | 22%           | 20%           |

### Traffic Count

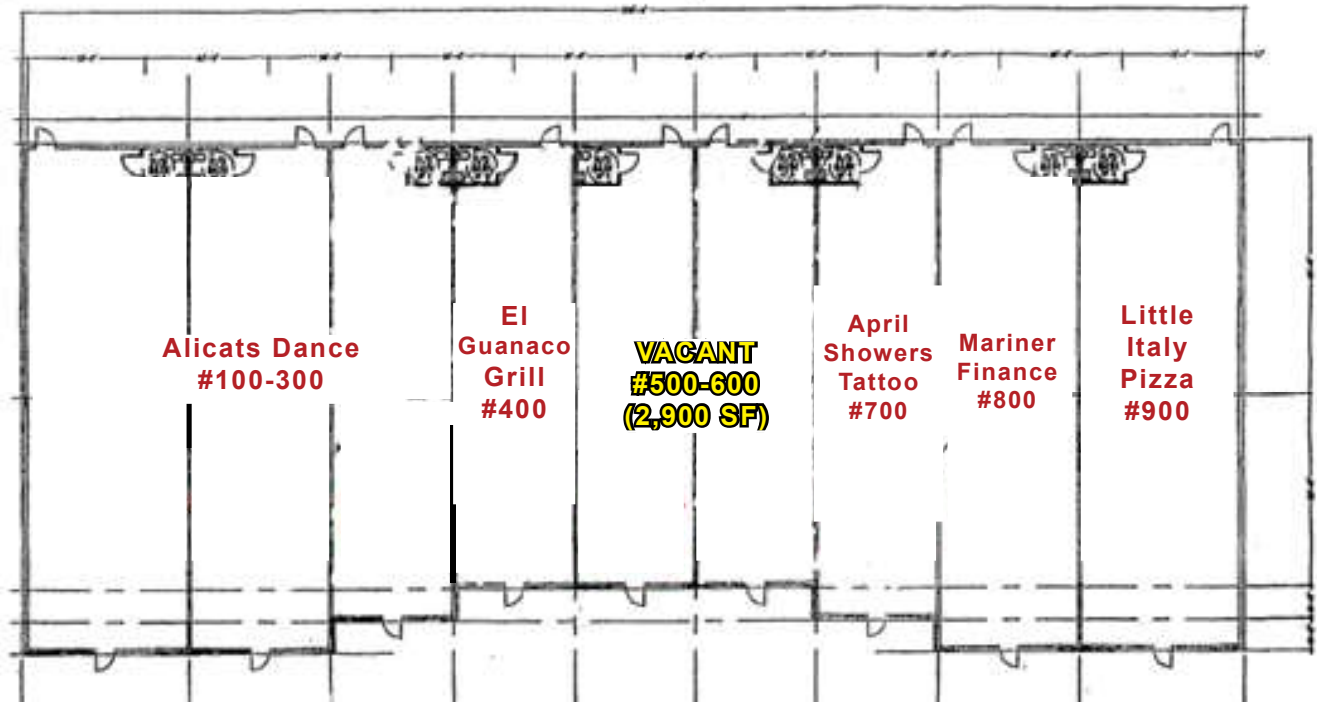
**10,400** Atlanta Highway

**FOR MORE INFORMATION, CONTACT:**

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**LEASE AT**  
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15,200 Total SF



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