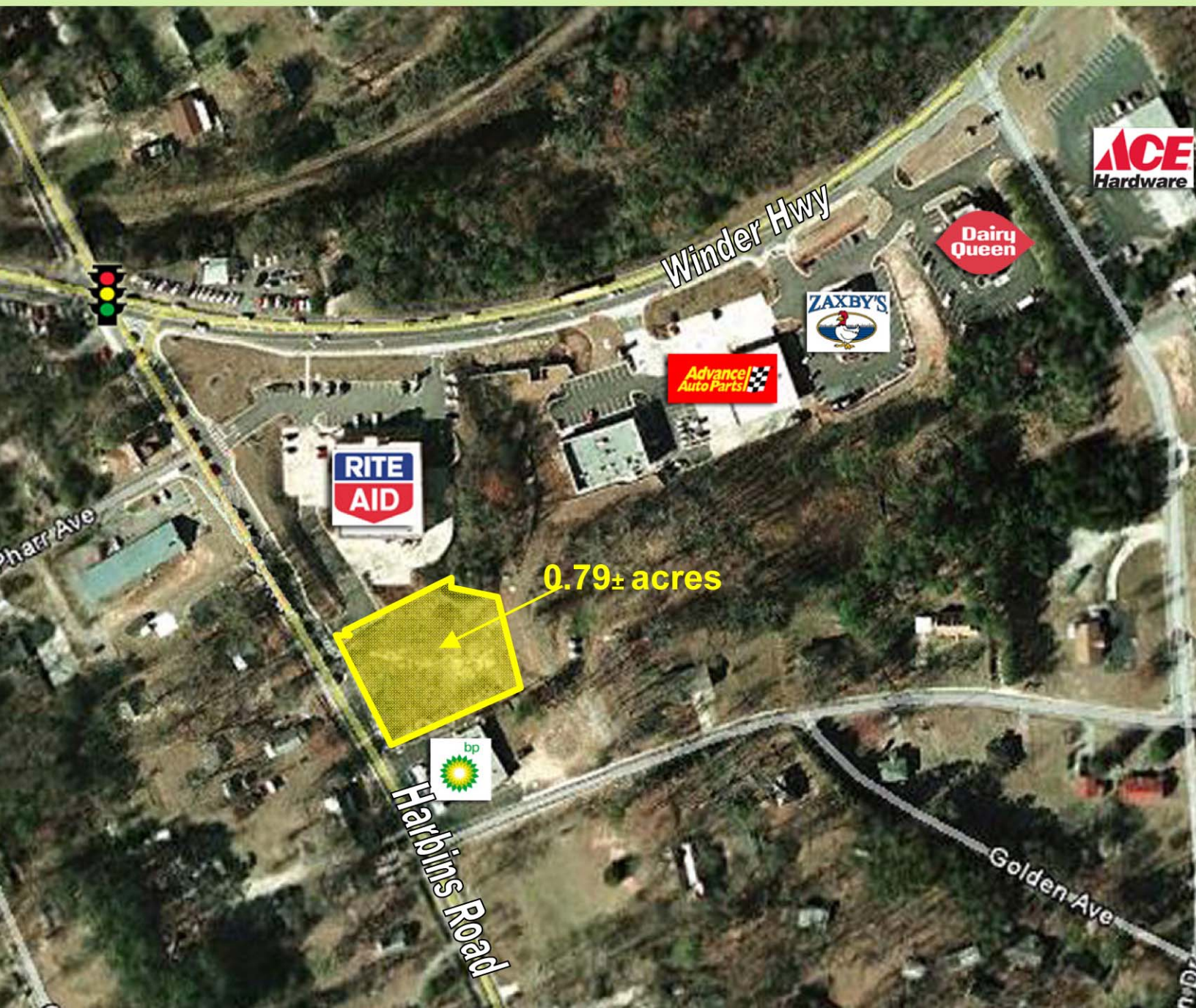




SITE SERVICES
OUTPARCEL PROPERTIES GROUP

RETAIL OUTPARCEL FOR SALE

HARBINS ROAD AT WINDER HWY | DACULA, GEORGIA
GWINNETT COUNTY



PROJECT HIGHLIGHTS

- 0.79± Acres
- Located at the intersection of Harbins Road and Winder Hwy, Dacula, Georgia
- Zoned C-2 (Commercial)
- Directly adjacent to Rite-Aid Pharmacy and BP Convenience Store
- Just south of Dacula High School, Dacula Middle School and Dacula Elementary School. Also located in close proximity to Briscoe Field/Gwinnett County Airport and Gwinnett Progress Center
- Less than a mile and a half from the new Sugarloaf Parkway/Hwy 316 interchange which is scheduled for completion in 2012
- List Price: \$350,000.00

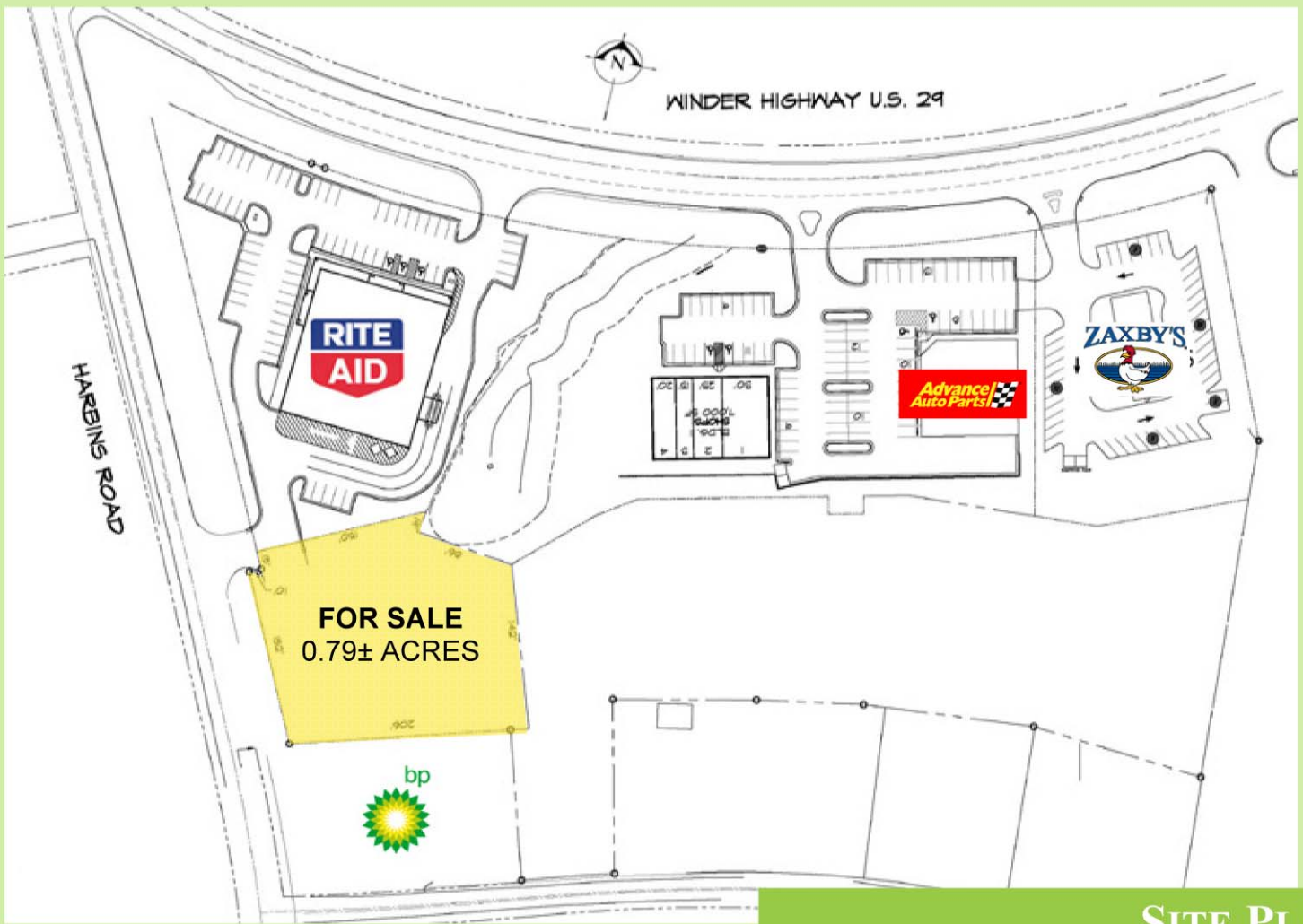
DEMOGRAPHIC PROFILE

Harbins Road at Winder Hwy, Dacula, Georgia			
	1 mi	3 mi	5 mi
2009 Population	2,819	24,599	79,699
2014 Population Projection	3,509	31,144	99,122
Growth 2000 - 2009	8%	119%	106%
Growth 2009 - 2014	25%	27%	24%
2009 Average Household Income	\$97,322	\$104,091	\$100,129
2009 Median Household Income	\$83,060	\$87,091	\$83,878

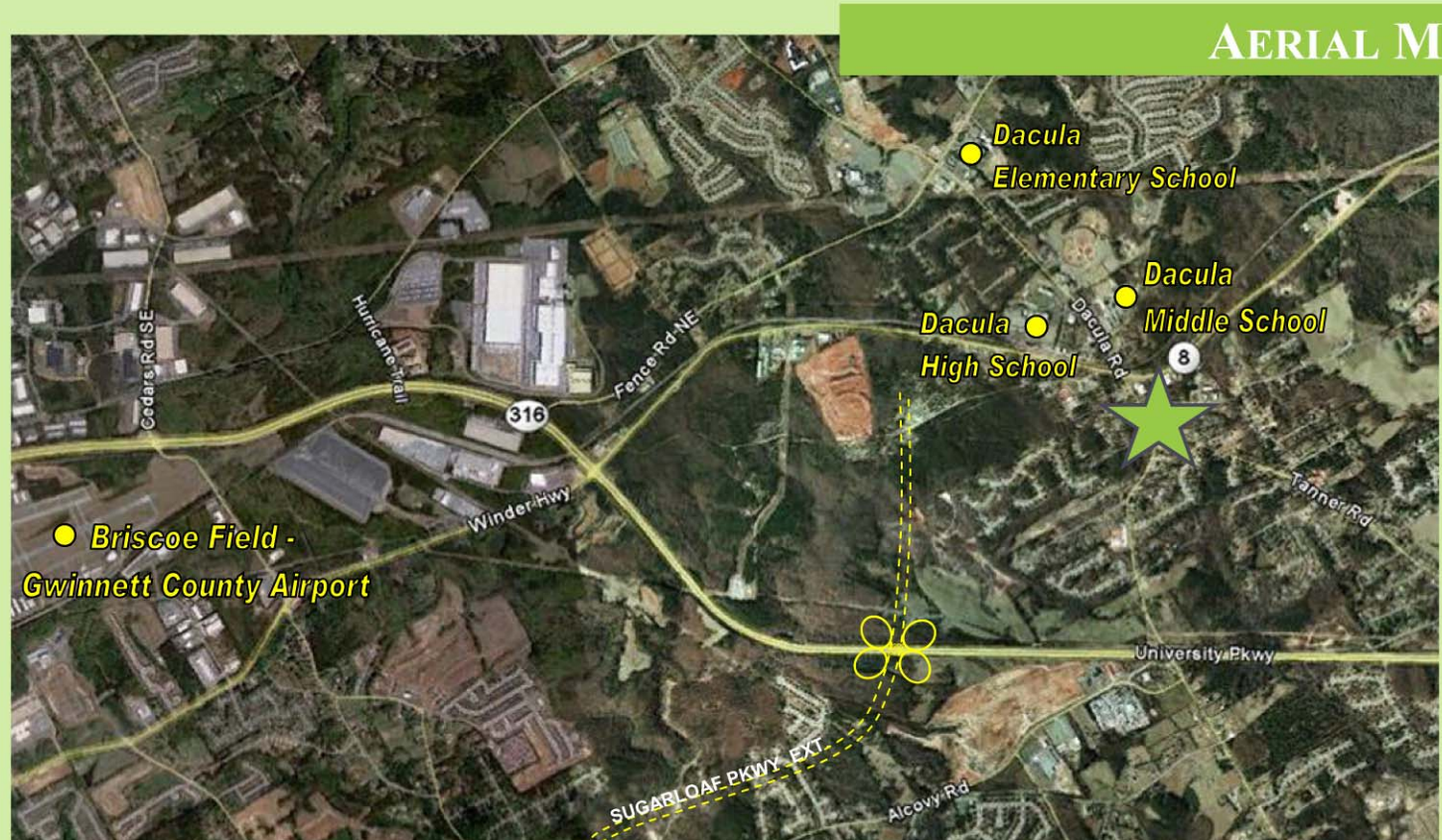
TRAFFIC COUNTS

2009 AADT
Source: Georgia DOT

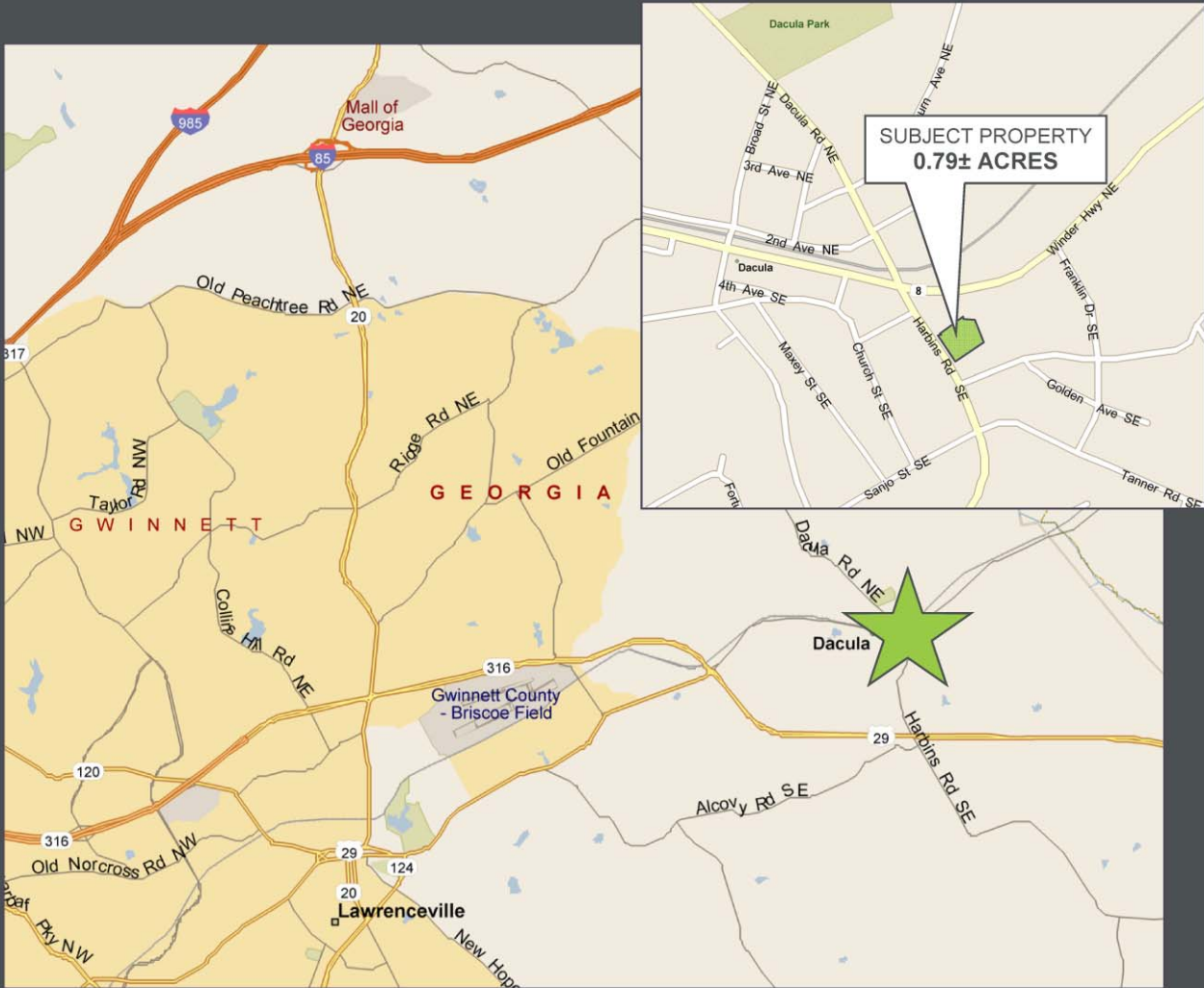
Winder Highway at Harbins Road 31,560 cars pass daily
Harbins Road at Winder Highway 1,623 cars pass daily



SITE PLAN



AERIAL MAP



**FOR MORE INFORMATION
PLEASE CONTACT:**

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