ATLANTA, GA

PRESIDENTIAL COMMONS

1630-1708 Scenic Highway N, Snellville, GA 30078



STERLING ORGANIZATION

For information: **Daniel Coyle** E: dcoyle@sterlingorganization.com P: 855-550-0272

November 2026

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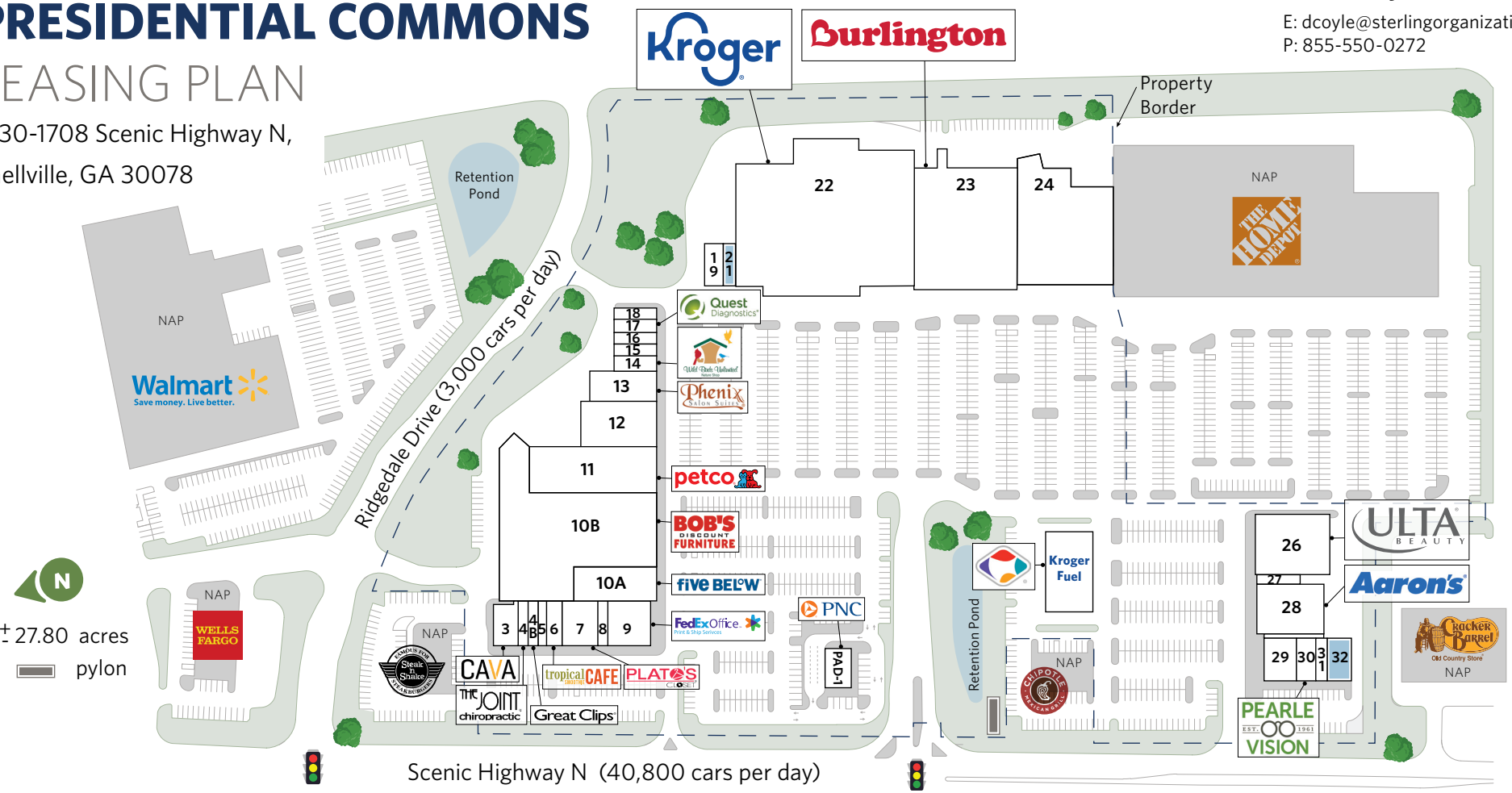
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LEASING PLAN

1630-1708 Scenic Highway N,
Snellville, GA 30078

For information: **Daniel Coyle**
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UNIT	TENANT	SQ. FT.
3	CAVA	2,800
4	The Joint Chiropractic	1,063
4B	Great Clips	1,063
5	Hype 24/7	1,050
6	Tropical Smoothie Café	1,750
7	Plato's Closet	4,200
8	Jackson Hewitt Tax Services	1,050
9	FedEx Office	4,987

UNIT	TENANT	SQ. FT.
10A	Five Below	7,500
10B	Bob's Discount Furniture (Coming Soon)	37,312
11	Petco	15,750
12	Beauty Now	9,375
13	Phenix Salon Suites	5,500
14	Wild Birds Unlimited	1,750
15	Magical Waxing	1,400
16	Buffalo Wings & Philly	1,300

UNIT	TENANT	SQ. FT.
17	Quest Diagnostics	1,500
18	Spa Stinny Massage	1,400
19	City Nail & Tan	2,100
21	**Available**	**1,380**
22	Kroger	64,905
23	Burlington	33,600
24	Coming Soon	28,790
26	Ulta Beauty	12,500

UNIT	TENANT	SQ. FT.
27	Cell Phone Repair	1,050
28	Aaron's	9,046
29	Delta Community Credit Union	3,757
30	Pearle Vision	2,263
31	WNB Factory	1,330
32	**Available**	**2,800**
PAD-1	PNC Bank	3,000
Total Square Feet:		**264,271**

STERLING ORGANIZATION

The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

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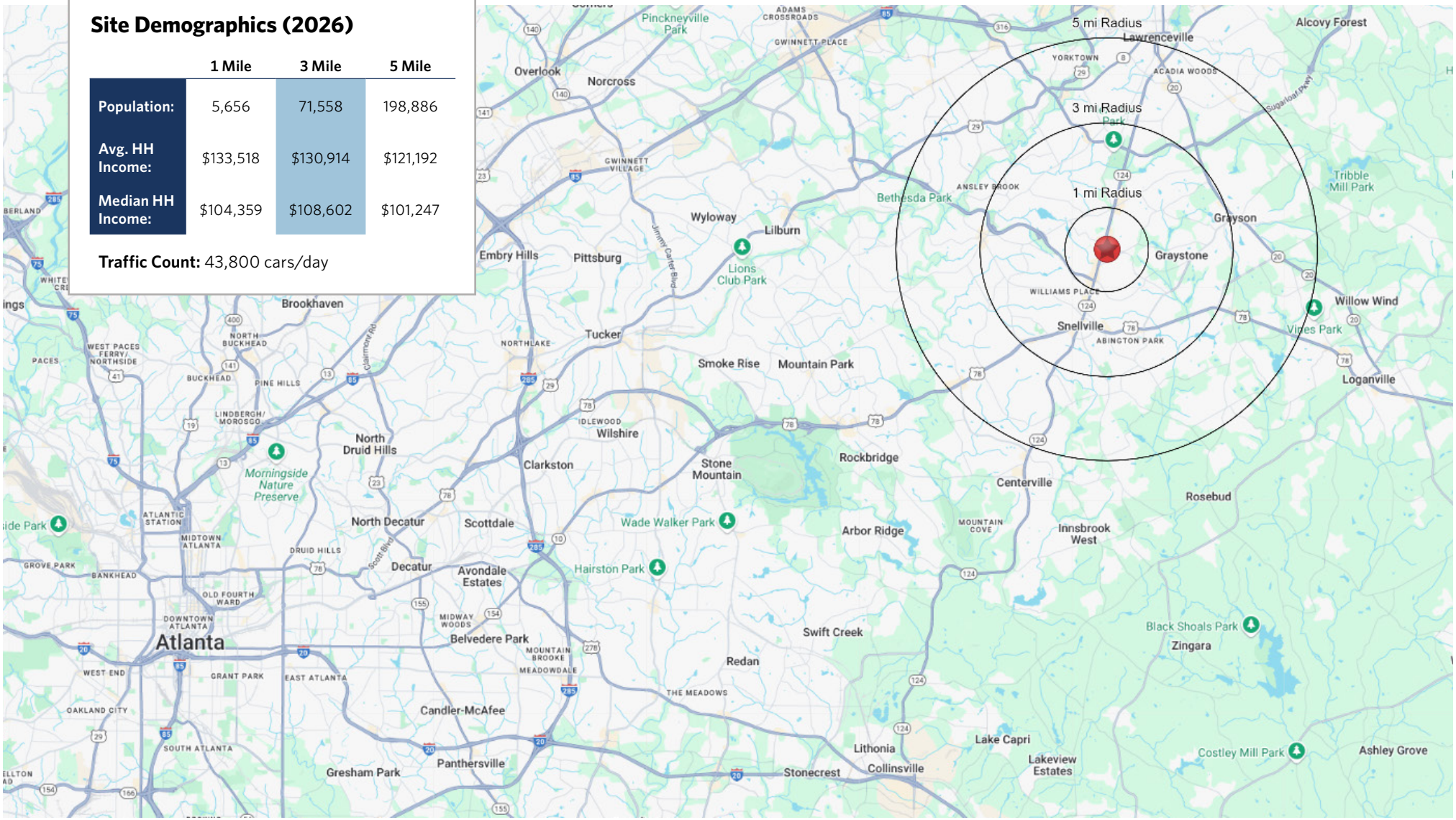
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Site Demographics (2026)

	1 Mile	3 Mile	5 Mile
Population:	5,656	71,558	198,886
Avg. HH Income:	$133,518	$130,914	$121,192
Median HH Income:	$104,359	$108,602	$101,247

Traffic Count: 43,800 cars/day



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