

PRESIDENTIAL COMMONS

1630-1708 Scenic Highway N, Snellville, GA 30078



□ ATLANTA, GA

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For information: **John DeWolfe**

E: jdewolfe@sterlingorganization.com

P: 855-465-4966

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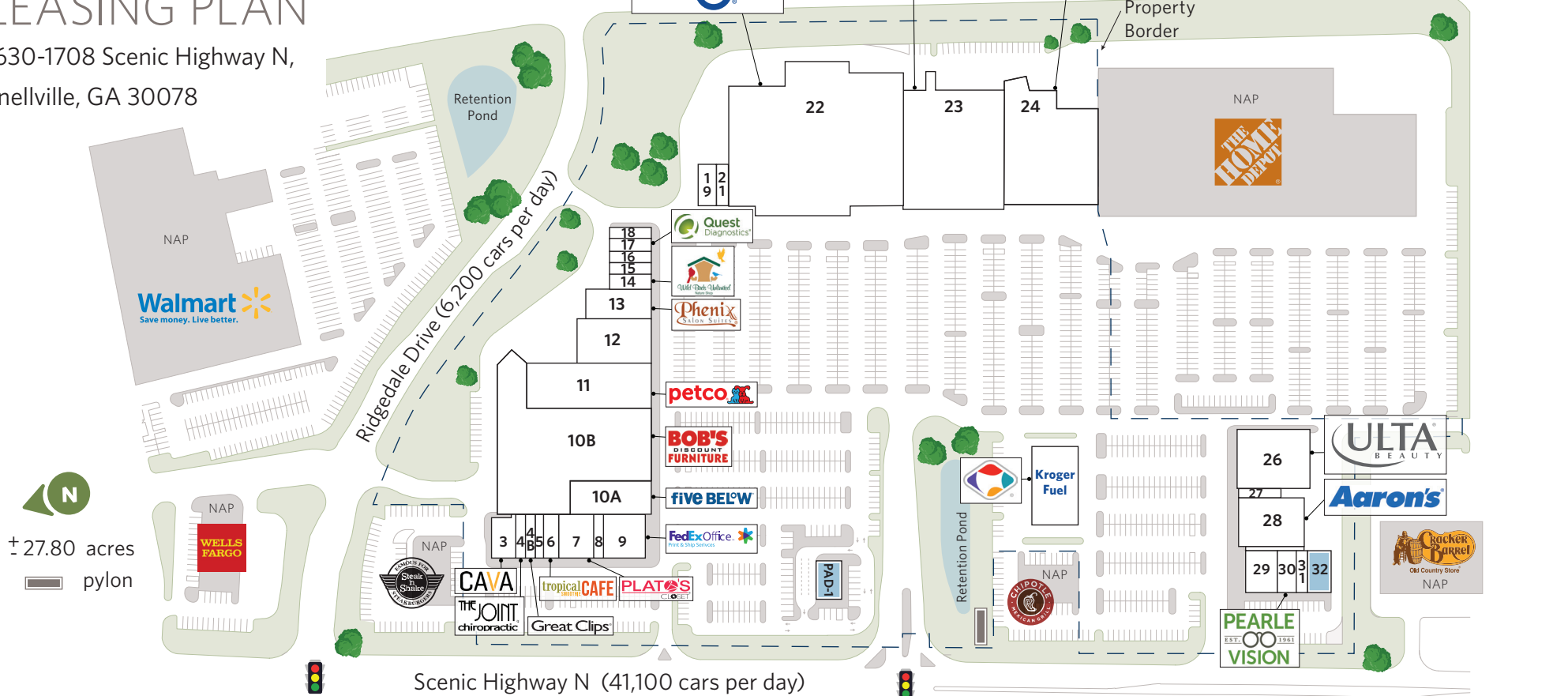
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LEASING PLAN

1630-1708 Scenic Highway N,
Snellville, GA 30078

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± 27.80 acres
— pylon

UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
3	CAVA	2,800	10A	Five Below	7,500	17	Quest Diagnostics	1,500	27	Cell Phone Repair	1,050
4	The Joint Chiropractic	1,063	10B	Bob's Discount Furniture (Coming Soon)	37,312	18	Spa Stinny Massage	1,400	28	Aaron's	9,046
4B	Great Clips	1,063	11	Petco	15,750	19	City Nail & Tan	2,100	29	Delta Community Credit Union	3,757
5	Hype 24/7	1,050	12	Beauty Now	9,375	21	Options Medical Weight Loss	1,380	30	Pearle Vision	2,263
6	Tropical Smoothie Café	1,750	13	Phenix Salon Suites	5,500	22	Kroger	64,905	31	WNB Factory	1,330
7	Plato's Closet	4,200	14	Wild Birds Unlimited	1,750	23	Burlington	33,600	32	Available	2,800
8	Jackson Hewitt Tax Services	1,050	15	Magical Waxing	1,400	24	Sky Zone (Coming Soon)	28,790	PAD-1	Available	3,000
9	FedEx Office	4,987	16	Buffalo Wings & Philly	1,300	26	Ulta Beauty	12,500	Total Square Feet:		264,271



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.

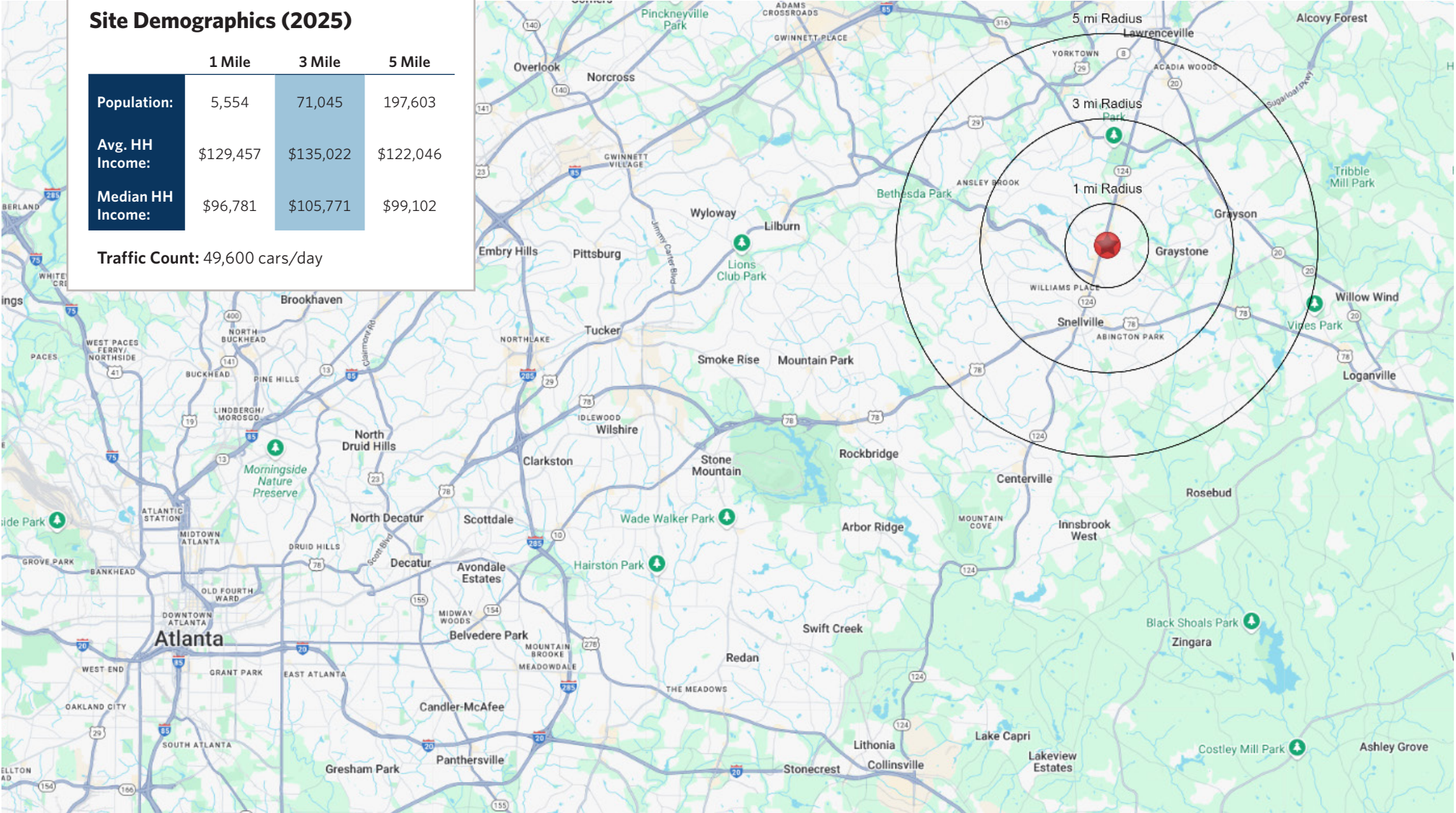
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Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	5,554	71,045	197,603
Avg. HH Income:	\$129,457	\$135,022	\$122,046
Median HH Income:	\$96,781	\$105,771	\$99,102

Traffic Count: 49,600 cars/day



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