

# 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

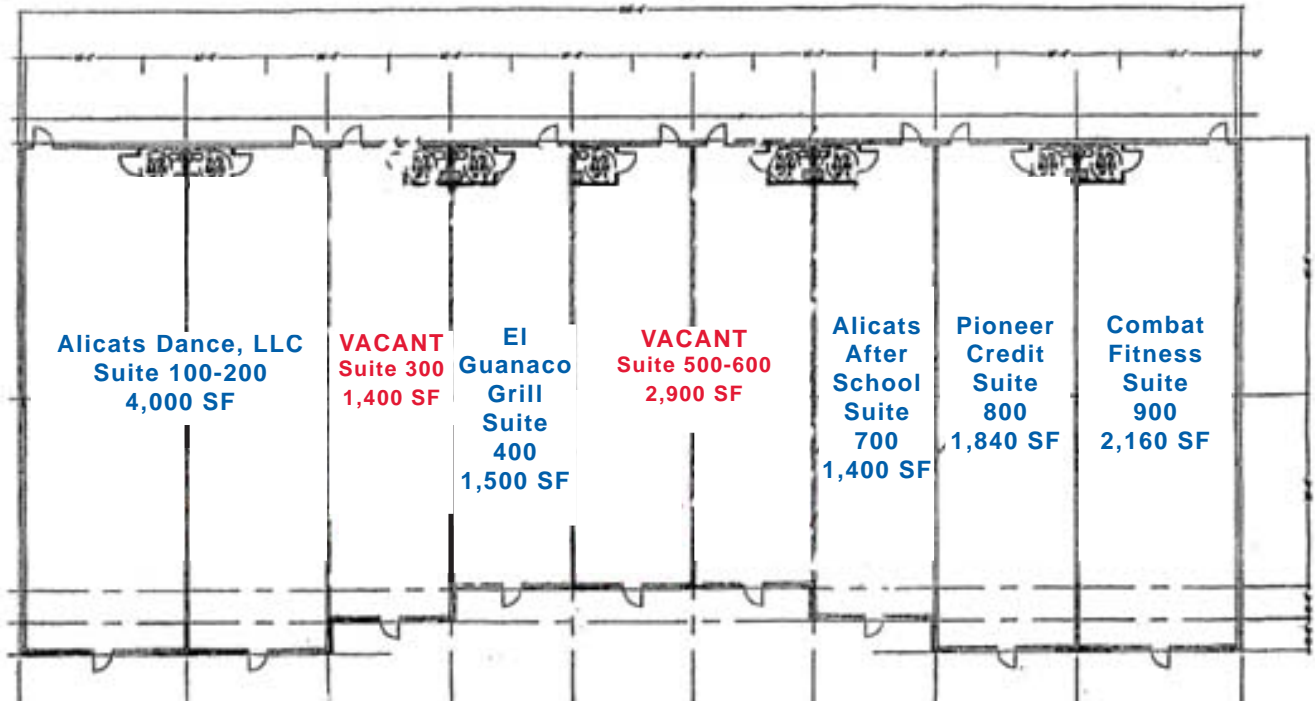
**FOR MORE INFORMATION, CONTACT:**

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**LEASE AT**  
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15,200 Total SF



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