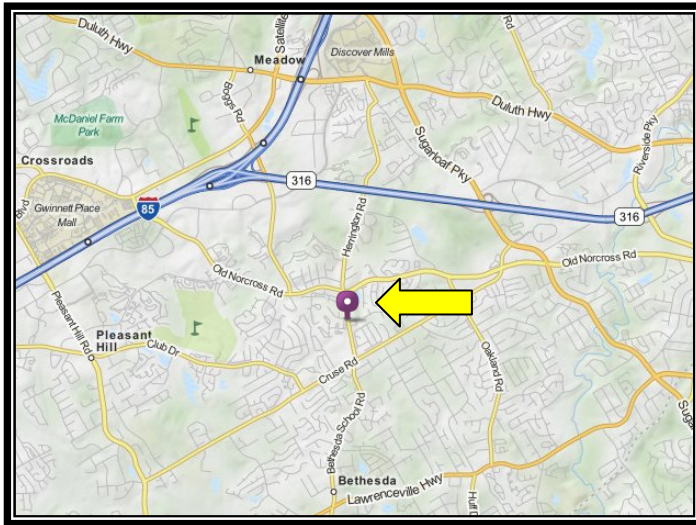


SPACE FOR LEASE!



Great rates for any retail, office, professional or restaurant use!

(1098 Herrington Rd., Lawrenceville, GA 30044)



Join these Businesses already located in this shopping center:

- | | | |
|------------------------------------------|------------------------------------------|--------------------------------------|
| Majik Touch Dry Cleaner | A & L Beauty Supply | La Victoria Bakery |
| Who's Got Soul Southern Café | La Taqueria (restaurant) | Wash Maxx (coin laundry) |
| Carniceria Mi Pueblo (grocery store) | Available – 3600 sf – restaurant! | A1 Emission |
| The Loaf – Jamaican Restaurant | Available – 916 sf prev clothing! | A-Hart Tax Service |
| Hats Off Barber & Beauty Salon | Y2K Hair Salon | Available – 4,007 sf –church! |
| Available – 6006 sf – restaurant! | Millennium Nails | Available – 1200 sf! |

- Great high traffic location in busy area of Lawrenceville, GA
- Much new commercial, residential and institutional development in the immediate area

NEGOTIABLE ASKING RENTS!!!

Plus NNN expenses (estimated) ~ \$1.45 tax psf, \$2.68 CAM psf (includes insurance, common area maintenance, garbage)

- 916 sf - \$11.75 psf - (2 spaces available for lease)----- approximate first year monthly gross rent - \$1,212.17**
- 1164 sf - \$9.50 psf - (1 corner space)----- approximate first year monthly gross rent - \$1,322.11**
- 1200 sf - \$11.75 psf - (2 spaces available for lease)-----approximate first year monthly gross rent - \$1,588.00**
- 3600 sf - \$11.75 psf - (1 finished restaurant space)----- approximate first year monthly gross rent - \$4,764.00**
- 4007 sf - \$9.00 psf - (1 corner space)----- approximate first year monthly gross rent - \$4,384.33**
- 6006 sf - \$10.50 psf - (1 space available, subdivisible)-----approximate first year monthly gross rent - \$7,322.32**

For more information and an inside look, CONTACT -

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www.presrealestate.com



*** Information contained in this profile is accurate to the best of Owner/Broker's knowledge only. **
** Information may have changes since this printing. The Tenant must verify all information before leasing. ***