

**FOR
LEASE**

SUGARLOAF VILLAGE

**1685 Old Norcross Road, Bldgs: A & B
Lawrenceville, GA 30046**



PROPERTY INFO

- Located off the corner Old Norcross Road and heavily trafficked Sugarloaf Parkway
- Center is a nice mix of hair salons, shops, coin laundry, pet groomer/boarding and food services including a bakery, ice cream shop, event venue, healthy cuisine and coffee shop. Coming soon, a Venezuelan Food Mart.
- Recent renovations include new paint; gutters; parking lot repaired, resealed and re striped; monument sign; landscaping
- Population: 1 mile—8,518; 3 miles—98,987; 5 miles—236,718
- Beautifully redone stucco exterior

Tenants



**PRINCESS
HAIR BRAIDING**

Hola Bonita Hair Care
Salon

Adecco



**SOMETHING
CREATIVES**

**MATTRESS
BY APPOINTMENT™**

**VENEZUELAN
FOOD MART**



**Rosales
Insurance**
Home • Commercial • Auto



MI TROPICAL MARKET



**ALIF GROCERY
& HALAL MEAT**

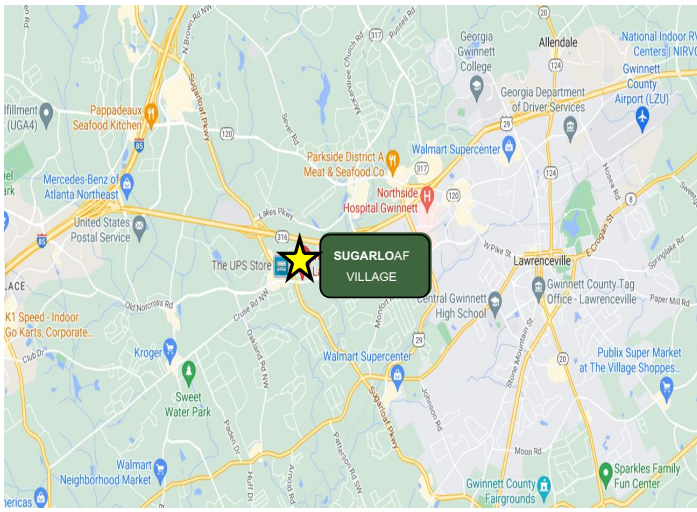


Star Cafe



PROPERTY GROUP, INC.
DEVELOPMENT, MANAGEMENT & LEASING

Barry Gold
C: 404-304-8414
O: 770-751-6613
barry@gfpropertygroup.com



Benefits:

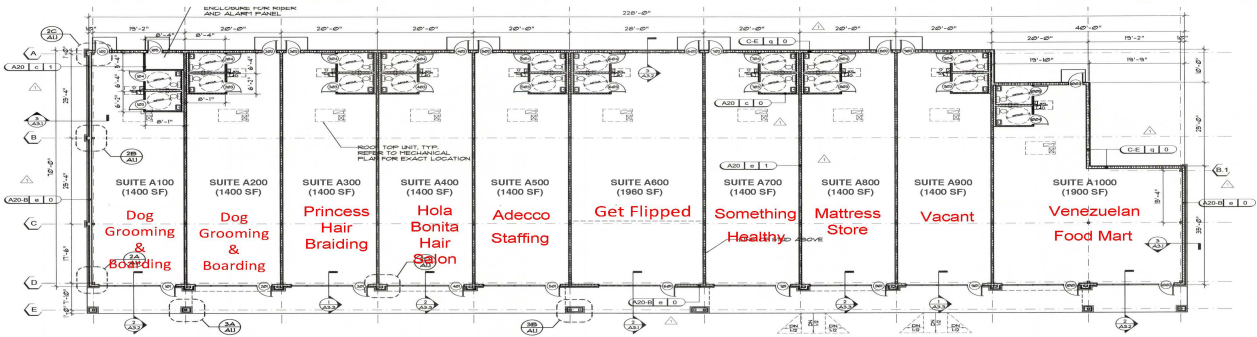
- Near Sugarloaf Parkway with easy access to I-85.
- Located in a fast growing residential and commercial area.
- Located off intersection of Sugarloaf Parkway and Old Norcross Road with a traffic light and 4 points to enter and exit the property.

BUILDING FLOOR PLAN - BUILDING 'A'

SUGARLOAF VILLAGE SITE PLAN

15,060 SF.

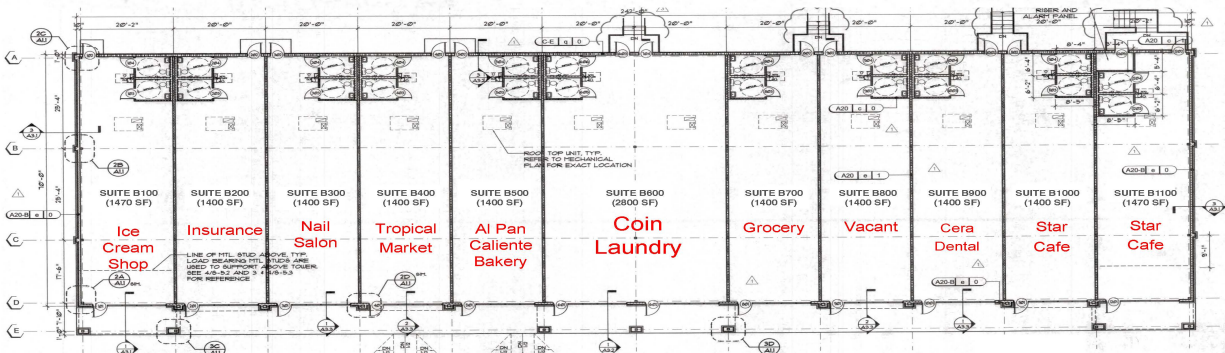
1/8" = 1'-0"



BUILDING FLOOR PLAN - BUILDING 'B'

16,940 SF.

1/8" = 1'-0"



Space	Tenant - Building A	SQ FT	Space	Tenant - Building B	SQ FT
100A-200A	Paws & Parks	2,800SF	100B	Michoacan a Pedri de Boca Ice Cream Shop	1,470 SF
300A	Princess Hair Braiding	1,400 SF	200B	Rosales Insurance Agency	1,400 SF
400A	Hola Bonita Hair Care Salon	1,400 SF	300B	Apex Nails	1,400 SF
500A	Adecco USA, Inc.	1,400 SF	400B	MI Tropical Market	1,400 SF
600A	Get Flipped atl	1,920 SF	500B	Al Pan Caliente Bakery	1,400 SF
700A	Something Healthy	1,400 SF	600B	Universal Coin Laundry	2,800 SF
800A	M5 Efforts (Mattress Store)	1,400 SF	700B	ALIF Grocery & Halal Meat	1,400 SF
900A	Vacant	1,400SF	800B	Vacant	1,400 SF
1000A	Mercado-To-Go (Venezuelan Food Mart)	1,900SF	900B	Cera Dental Office	1,400 SF
			1000-1100B	Star Café	2,870 SF

TOTAL 32,060 SQ FT