

2815 Lawrenceville Suwanee Road
Lawrenceville, GA 30024
Gwinnett County

LEASE SPACE AVAILABLE
MULTI-TENANT RETAIL CENTER



- SUITE 400 – **1,750 SF** former dry cleaning shop
LEASE RATE: \$3,000 PER MONTH
- 11,050 SF retail center divided into four (4) suites
- Built 1996
- Lot size 1.2 acres
- 60 parking spaces
- Adjacent tenants include O'Reilly Auto Parts, Imaj Styles, and Subway
- Excellent location approximately .5 mile from Interstate 85 (Exit 111)



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **STERLING D. BAILEY** | Cell (478) 951-9443 | sbailey@thesummitgroupmacon.com

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AREA DEMOGRAPHICS AND LOCATION SUMMARY

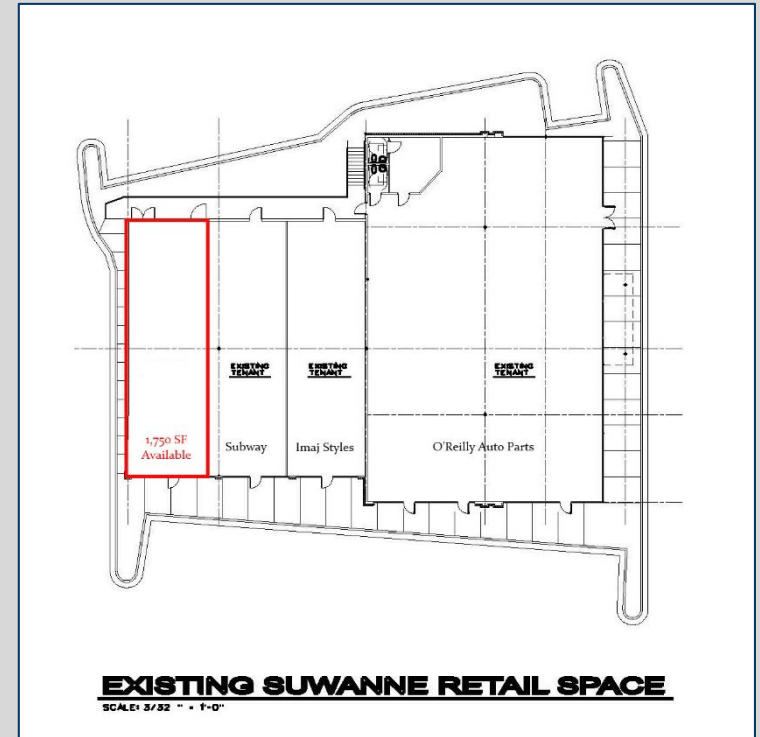
	1 Mile	3 Miles	5 Miles	10 Miles
2020 Population	6,369	66,370	179,882	697,378
2025 Population Estimate	6,637	70,392	195,459	757,466
2020 Households	2,116	22,395	60,219	230,674
2025 Households Estimate	2,208	23,789	65,541	250,231
2020 Average Household Income	\$95,398	\$111,937	\$109,171	\$109,158
2025 Average Household Income Estimate	\$106,295	\$123,855	\$120,624	\$121,161
Lawrenceville Suwanee Road Traffic Count (GDOT 2018 estimate): 38,200 vpd Interstate 85 Traffic Count (GDOT 2018 estimate): 163,000 vpd				
Summary: Heavy traffic passes the center on a constant basis given the strategic location of the center in the heart of a retail corridor along Lawrenceville Suwanee Road. The center is situated at a signalized intersection between a strong residential population and I-85. It is convenient to local area office parks including Horizon Business Park. Brynfield, a large gated community with homes in the \$250,000+ range is located .2 mile from the center.				



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