

VIRTUAL
PROPERTIES
REALTY

OFFICE FOR LEASE

755 Longleaf Blvd, Lawrenceville, GA 30046

\$1,200/MO



Presented by:

JOSÉ DE LA ROSA
REALTOR®

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Off 770.495.5050

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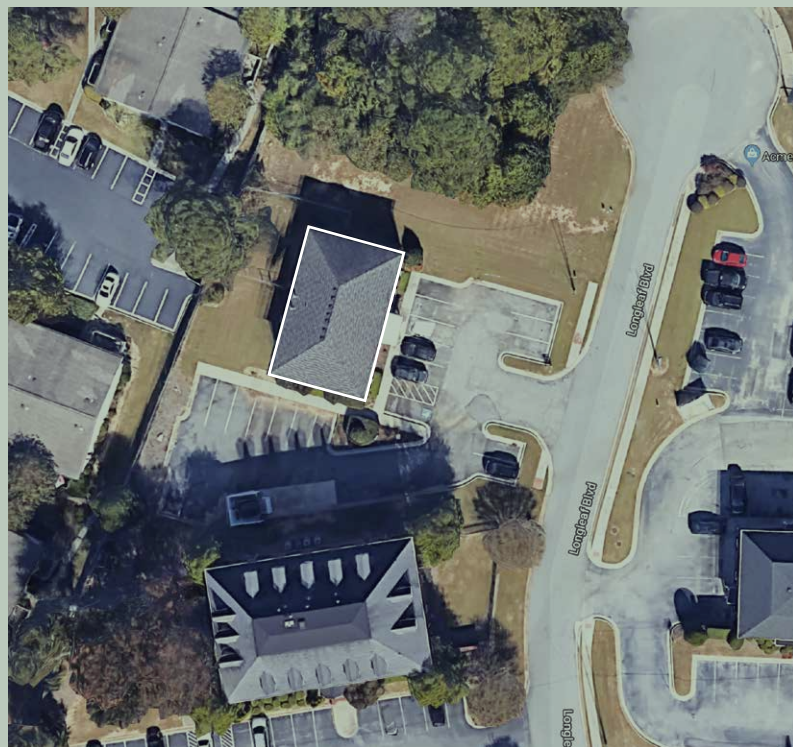


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VIRTUAL PROPERTIES REALTY



NEARBY BUSSINESSES:

GRANT SHEPHERD AND ASSOCIATES

ACME SALES

NOEL H. BENEDICT AND ASSOCIATES

CHRIST CONGREGATIONAL METHODIST CHURCH

LUCENT IDEAS

BRAVO PRINT PARTNER

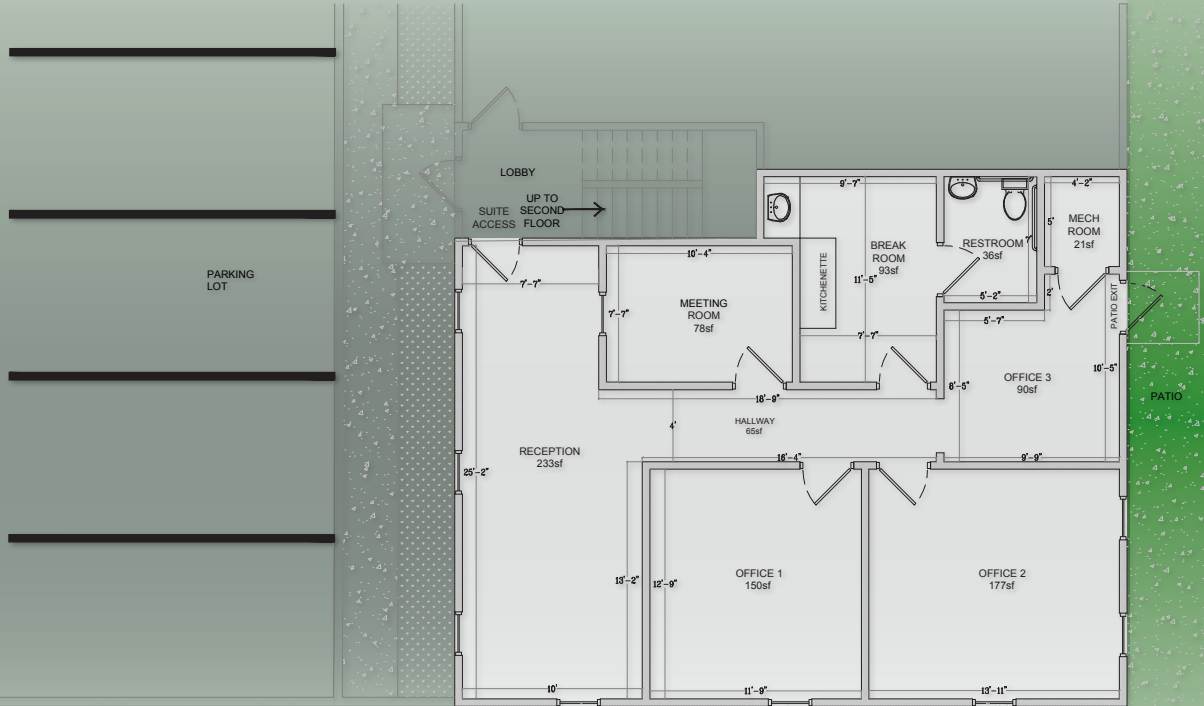
2.2 MILES (6min Driving) away FROM LAWRENCEVILLE DOWNTOWN



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FLOOR PLAN - N.T.S.

- 1,160sf
- 11.6 occupancy load (Approx.)
- 9 parking spaces
- Patio
- Utilities will be responsibility of the tenant
- Garbage and water will be billed out 25% of total per suite.
- Maintenance for all items except HVAC is responsibility of the tenant.
- Landscaping fee will be assessed \$50 per month
- Annual increase of 5%
- Late charge of %50 after the 5th of each month
- The lease will maintain a \$1,000,000 liability policy for public liability and property damage.
- The premises are a smoke free facility.
- Areas provided outside for smoking (Patio)

ZONING TYPE : OI (Office Institutional)

PERMITTED USES:

- Automatic teller Machine
- Automobile Brokerage
- Parking Garage or lot
- Data Center
- Acupuncture
- Bank or financial Services Institution Counseling Center
- Medical Office or clinic
- Meditation Center
- Nursing Home
- Office (Business)
- Office (Professional)
- Office Park
- Place of worship
- School, Private (College or University) School, Private (Primary and Secondary)

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MEETING ROOM



BREAK ROOM



RESTROOM

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OFFICE 2



OFFICE 1



OFFICE 3

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Consumer Spending Report

755 Longleaf Blvd, Lawrenceville, GA 30046

Building Type: **Class C Office**

Class: **C**

RBA: **4,560 SF**

Typical Floor: **4,560 SF**

Total Available: **1,160 SF**

% Leased: **74.56%**

Rent/SF/Yr: **Negotiable**



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$82,327	\$697,835	\$1,787,957
Total Apparel	\$5,407	\$45,373	\$112,694
Women's Apparel	2,096	17,634	44,454
Men's Apparel	1,122	9,332	23,546
Girl's Apparel	461	3,942	9,443
Boy's Apparel	309	2,626	6,353
Infant Apparel	250	2,106	5,024
Footwear	1,169	9,732	23,874
Total Entertainment & Hobbies	\$6,319	\$52,929	\$134,614
Entertainment	1,049	8,712	22,672
Audio & Visual Equipment/Service	3,226	27,244	67,313
Reading Materials	224	1,897	5,227
Pets, Toys, & Hobbies	1,820	15,076	39,402
Personal Items	6,111	51,284	131,172
Total Food and Alcohol	\$22,828	\$189,993	\$476,752
Food At Home	13,010	106,794	264,924
Food Away From Home	8,554	72,651	184,679
Alcoholic Beverages	1,264	10,548	27,150
Total Household	\$11,263	\$98,446	\$257,408
House Maintenance & Repair	2,255	18,668	50,997
Household Equip & Furnishings	4,710	41,477	105,966
Household Operations	3,312	29,000	75,075
Housing Costs	986	9,301	25,371

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Consumer Spending Report

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2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$21,319	\$182,142	\$470,788
Vehicle Purchases	9,375	80,100	212,551
Gasoline	7,633	64,254	160,183
Vehicle Expenses	472	4,081	11,377
Transportation	1,294	11,924	31,489
Automotive Repair & Maintenance	2,545	21,784	55,189
Total Health Care	\$4,290	\$34,024	\$88,979
Medical Services	2,243	18,201	47,844
Prescription Drugs	1,625	12,402	32,322
Medical Supplies	423	3,422	8,813
Total Education/Day Care	\$4,789	\$43,645	\$115,549
Education	3,276	29,860	78,525
Fees & Admissions	1,513	13,785	37,024

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1 Mile Radius

Daytime Employment Report

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	618	4,148	7
Retail & Wholesale Trade	78	748	10
Hospitality & Food Service	28	251	9
Real Estate, Renting, Leasing	30	95	3
Finance & Insurance	48	181	4
Information	7	38	5
Scientific & Technology Services	85	566	7
Management of Companies	1	7	7
Health Care & Social Assistance	156	638	4
Educational Services	8	642	80
Public Administration & Sales	18	293	16
Arts, Entertainment, Recreation	3	14	5
Utilities & Waste Management	34	186	5
Construction	43	202	5
Manufacturing	14	55	4
Agriculture, Mining, Fishing	0	0	0
Other Services	65	232	4

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Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	10,710		87,453		212,191	
2018 Estimate	9,827		80,668		195,458	
2010 Census	8,467		72,228		173,251	
Growth 2018 - 2023	8.99%		8.41%		8.56%	
Growth 2010 - 2018	16.06%		11.69%		12.82%	
2018 Population by Hispanic Origin	2,251		15,912		35,963	
2018 Population	9,827		80,668		195,458	
White	5,808	59.10%	40,610	50.34%	104,155	53.29%
Black	2,809	28.58%	29,641	36.74%	64,580	33.04%
Am. Indian & Alaskan	70	0.71%	661	0.82%	1,406	0.72%
Asian	869	8.84%	7,459	9.25%	19,785	10.12%
Hawaiian & Pacific Island	10	0.10%	56	0.07%	127	0.06%
Other	261	2.66%	2,241	2.78%	5,405	2.77%
U.S. Armed Forces	0		32		135	
Households						
2023 Projection	3,649		29,214		69,003	
2018 Estimate	3,355		27,001		63,673	
2010 Census	2,893		24,234		56,523	
Growth 2018 - 2023	8.76%		8.20%		8.37%	
Growth 2010 - 2018	15.97%		11.42%		12.65%	
Owner Occupied	2,207	65.78%	17,797	65.91%	48,271	75.81%
Renter Occupied	1,148	34.22%	9,203	34.08%	15,401	24.19%
2018 Households by HH Income	3,355		27,002		63,672	
Income: <\$25,000	760	22.65%	4,794	17.75%	8,647	13.58%
Income: \$25,000 - \$50,000	674	20.09%	5,667	20.99%	12,465	19.58%
Income: \$50,000 - \$75,000	589	17.56%	5,026	18.61%	12,084	18.98%
Income: \$75,000 - \$100,000	695	20.72%	5,191	19.22%	11,959	18.78%
Income: \$100,000 - \$125,000	174	5.19%	2,146	7.95%	6,516	10.23%
Income: \$125,000 - \$150,000	199	5.93%	1,487	5.51%	3,942	6.19%
Income: \$150,000 - \$200,000	198	5.90%	1,494	5.53%	4,393	6.90%
Income: \$200,000+	66	1.97%	1,197	4.43%	3,666	5.76%
2018 Avg Household Income	\$69,700		\$78,628		\$87,537	
2018 Med Household Income	\$58,170		\$64,076		\$71,935	

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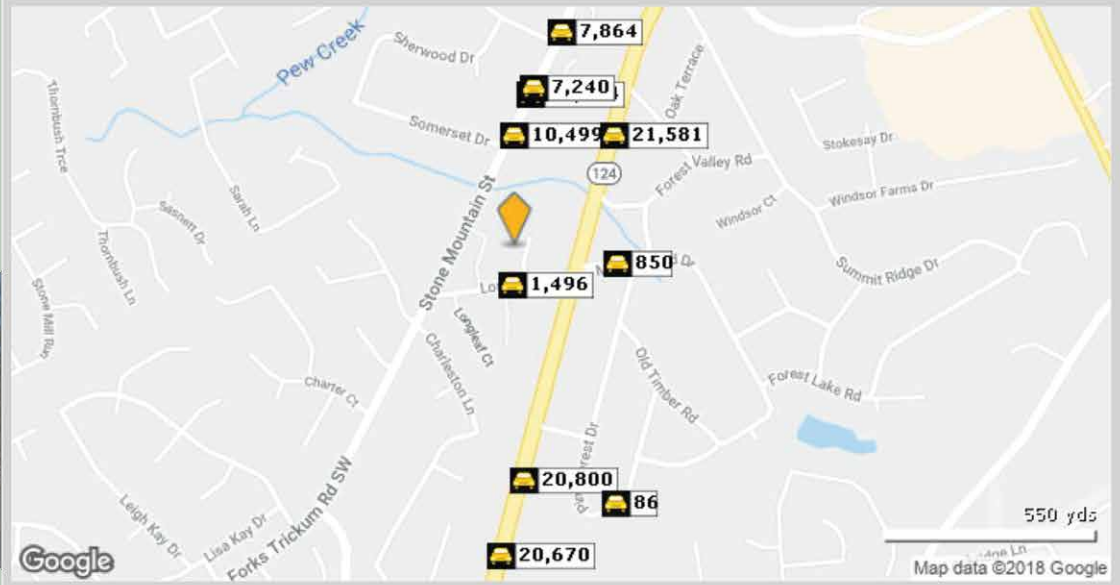
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Longleaf Dr	Longleaf Blvd	0.02 E	2017	1,496	MPSI	.05
2 Maple Wood Dr	Pine Forest Dr	0.03 E	2017	850	MPSI	.16
3 Five Forks Trickum Rd	Stone Mountain St	0.02 N	2017	10,499	MPSI	.17
4 Scenic Hwy	Poplar Creek Rd	0.07 N	2017	21,581	MPSI	.23
5 Stone Mountain St	Cherokee Ct Apartment	0.04 NE	2011	15,104	MPSI	.23
6 Stone Mountain St	Cherokee Ct Apartment	0.02 NE	2014	7,240	AADT	.24
7 Stone Mountain St	Nottingham Dr	0.02 SW	2017	7,864	MPSI	.33
8 Scenic Hwy	Hickory Ln	0.08 N	2015	20,800	AADT	.35
9 Pine Forest Dr	Maple Wood Dr	0.08 NE	2017	86	MPSI	.41
10 Scenic Hwy	Moon Rd	0.10 S	2017	20,670	MPSI	.46

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