

HIGHWAY SERVICE BUSINESS (HSB) ZONING | OUTPARCEL TO PUBLIX | SIGNALIZED INTERSECTION | 43,700 ADT

# 3400 SUGARLOAF PARKWAY

Lawrenceville, GA 30044

USER/REDEVELOPMENT OPPORTUNITY



**NAI** Brannen Goddard

*Exclusively listed by*

**TODD ELLIS**

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*Actual Site*

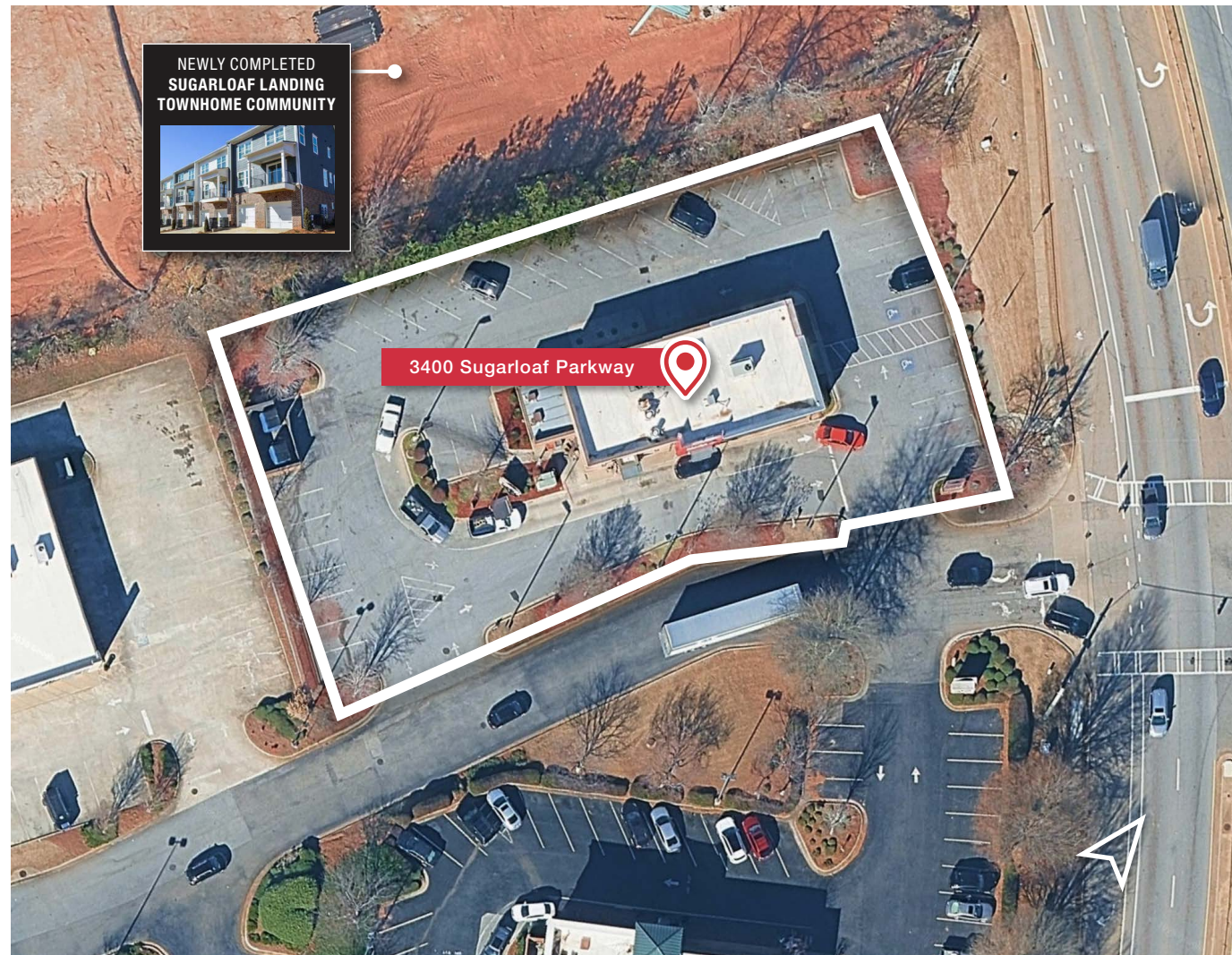
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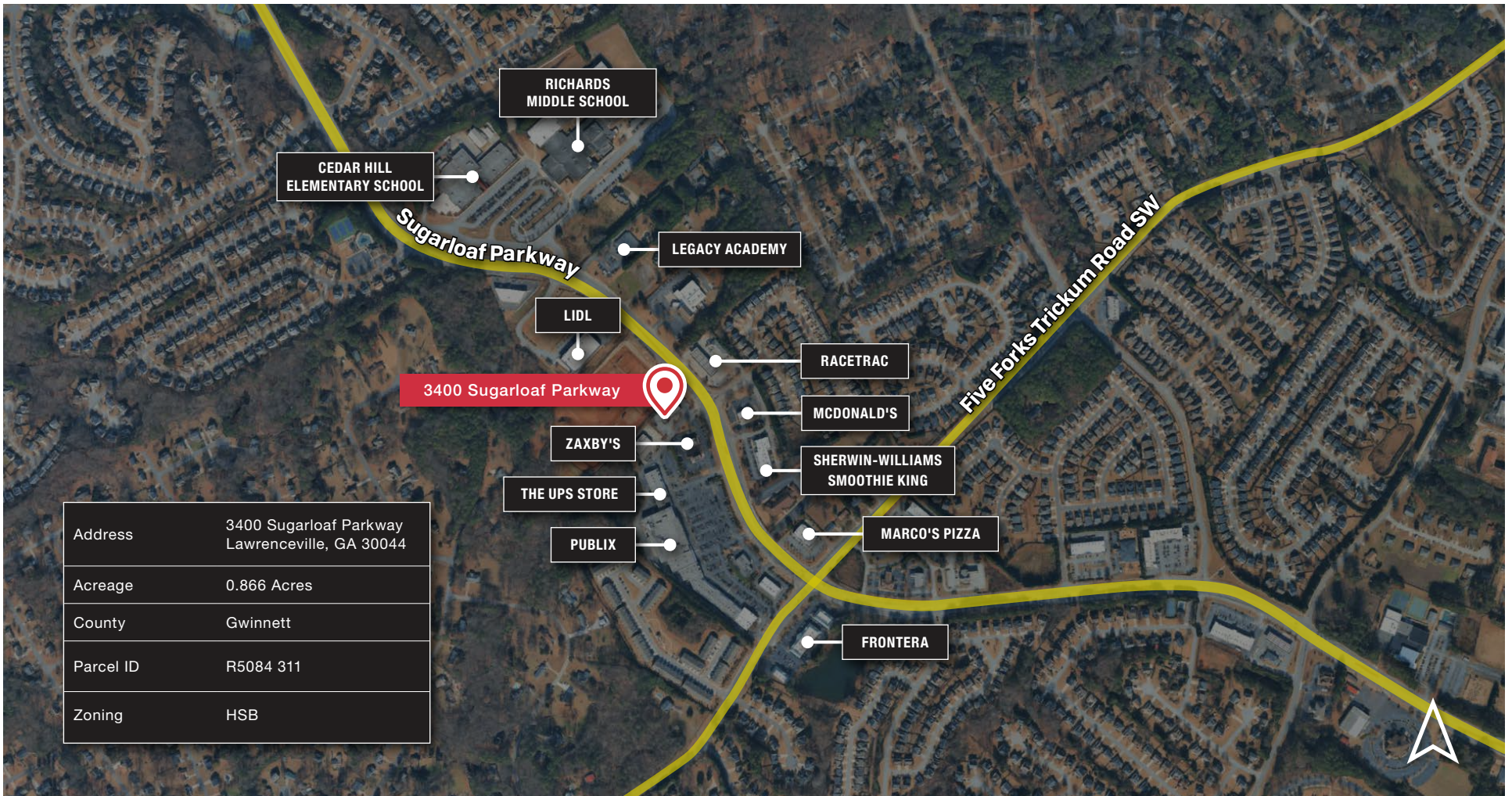


## I. Executive Summary

NAI Brannen Goddard is excited to offer for sale a former Wendy's with dual window drive-thru located at 3400 Sugarloaf Parkway in Lawrenceville, GA. As an outparcel to the Publix grocery-anchored shopping center called Village Shoppes of Sugarloaf at a signalized intersection, the location offers excellent visibility and convenience. A call for best and final offers has been scheduled for July 10, 2026. Given the property's position within the market and pricing relative to comparable sales, it is anticipated the property will attract tremendous interest.



## II. Location Highlights



## III. Property Specifications

- City of Lawrenceville Tax Bill [View Here](#)
- Gwinnett County Tax Bill [View Here](#)
- Gwinnett County Tax Assessor  
Parcel ID # R5084 311
- Acres – 0.866
- Zoning – HSB [View Here](#)
- Price – \$2,425,000 or \$821/SF

### BUILDING

- 2,953 SF
- Drive-thru
- 37 parking spaces
- Year built: 2003
- Renovated: 2015

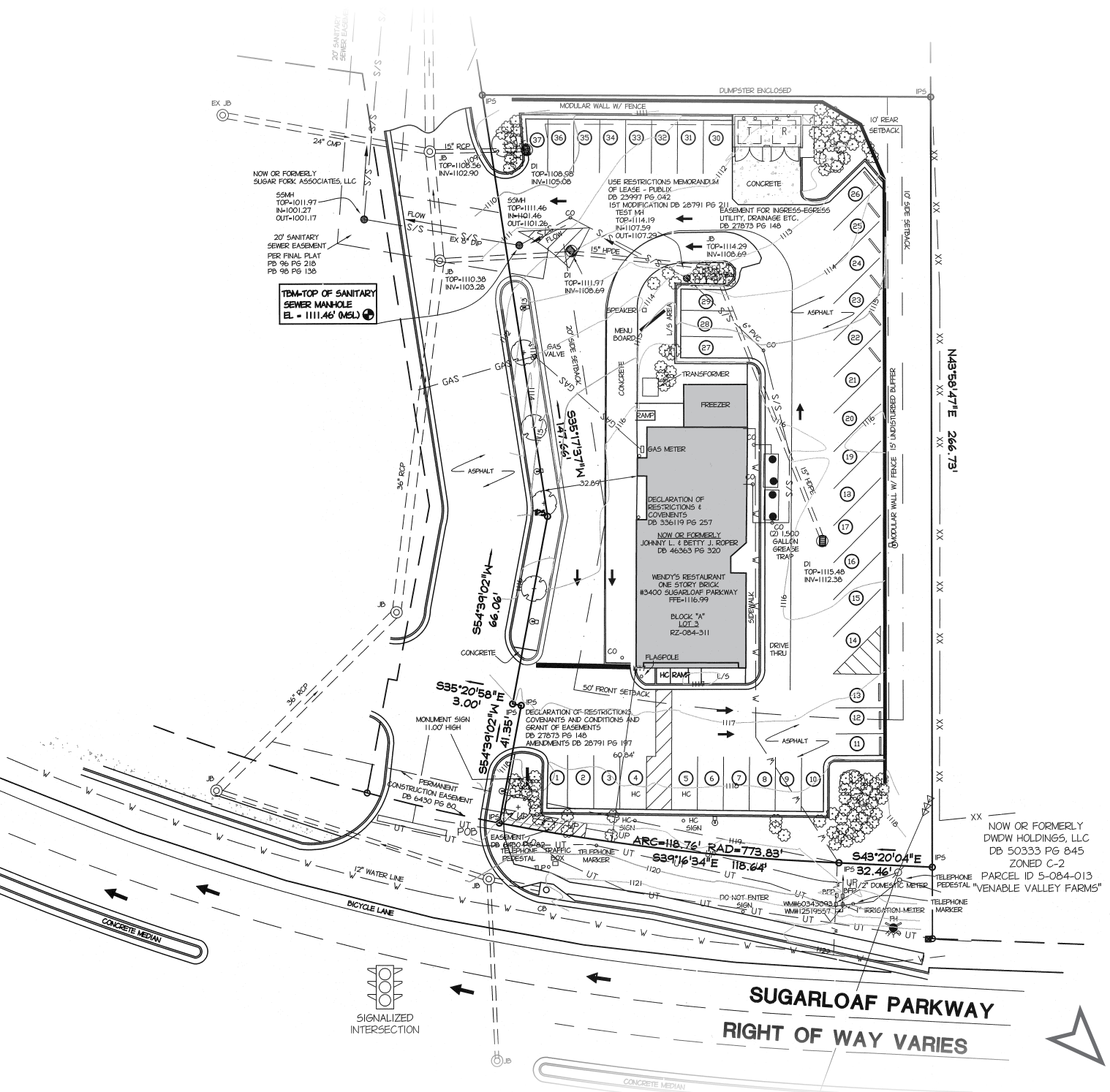


Source: CoStar April 2026

# 3400 SUGARLOAF PARKWAY

Lawrenceville, GA 30044

## IV. As Built Survey



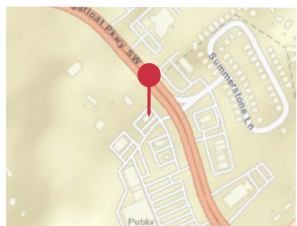
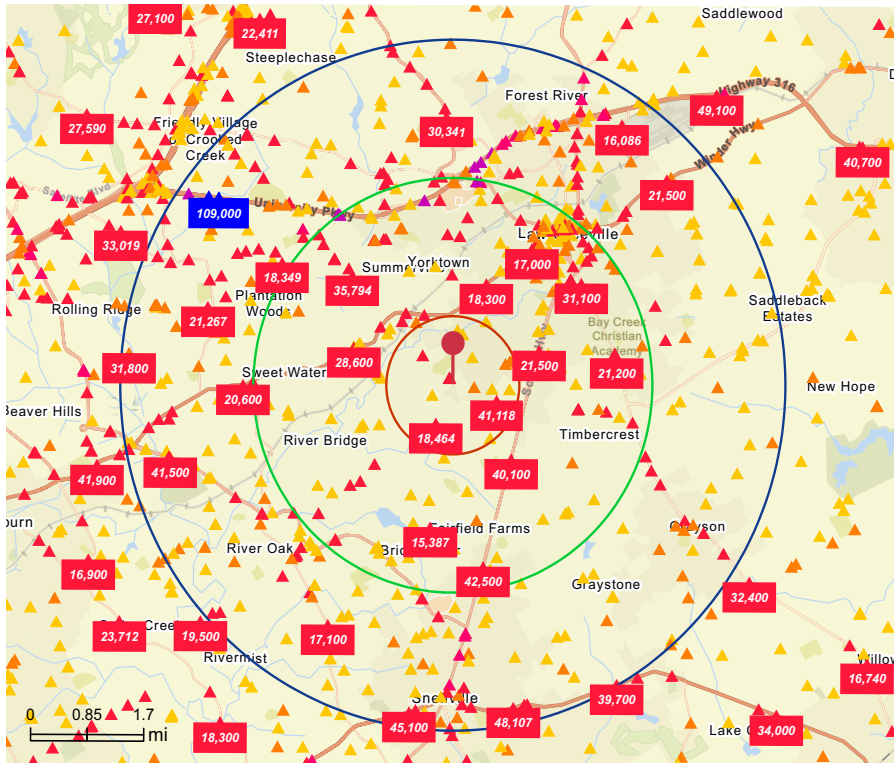
## V. Photos



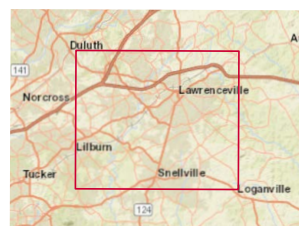
# 3400 SUGARLOAF PARKWAY

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## VI. Area Demographics and Traffic Counts



Average Daily Traffic Volume



Source: ESRI 2026


Census 2020 Summary	1 mile	3 miles	5 miles
Population	10,342	81,373	223,984
Households	3,169	26,290	71,543
Average Household Size	3.26	3.08	3.08

2025 Summary	1 mile	3 miles	5 miles
Population	11,021	84,314	236,325
Households	3,409	27,436	76,390
Families	2,724	20,725	57,760
Average Household Size	3.23	3.06	3.05
Owner Occupied Housing Units	2,597	19,220	51,961
Renter Occupied Housing Units	812	8,216	24,429
Median Age	38.1	37.6	36.7
Median Household Income	\$104,371	\$89,336	\$87,622
Average Household Income	\$114,215	\$110,345	\$108,313

2030 Summary	1 mile	3 miles	5 miles
Population	12,274	86,640	244,676
Households	3,825	28,343	79,729
Families	3,029	21,254	59,766
Average Household Size	3.21	3.05	3.03
Owner Occupied Housing Units	2,662	19,972	54,848
Renter Occupied Housing Units	1,163	8,371	24,881
Median Age	38.9	38.3	37.5
Median Household Income	\$118,561	\$102,114	\$98,945
Average Household Income	\$123,322	\$121,156	\$118,557

Trends: 2025-2030 Annual Rate	1 mile	3 miles	5 miles
Population	2.18%	0.55%	0.70%
Households	2.33%	0.65%	0.86%
Families	2.15%	0.51%	0.69%
Owner Households	0.50%	0.77%	1.09%
Median Household Income	2.58%	2.71%	2.46%

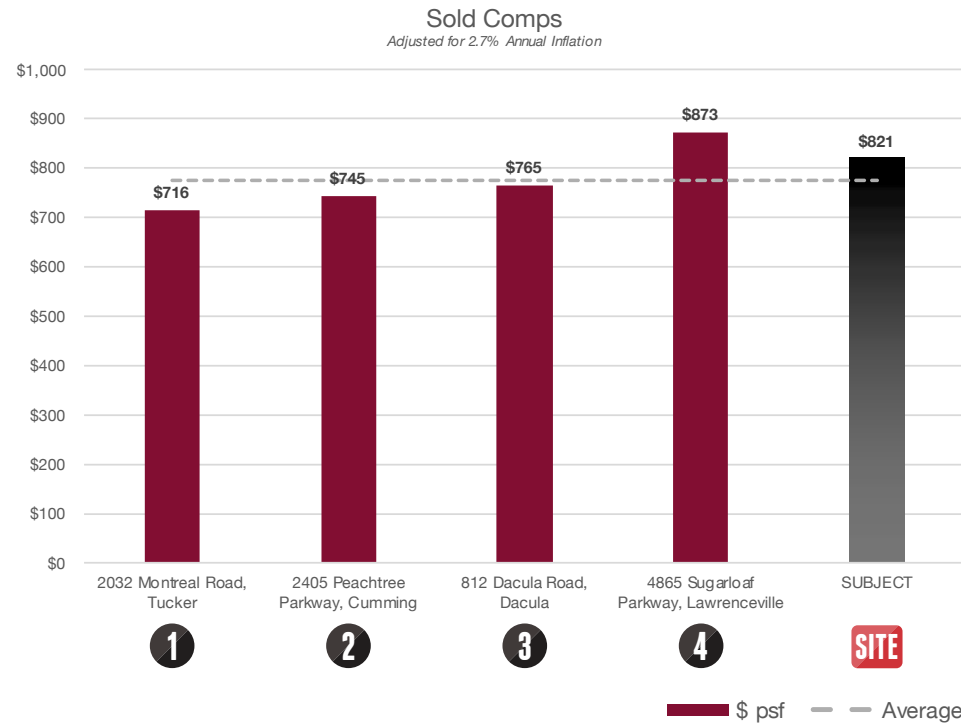
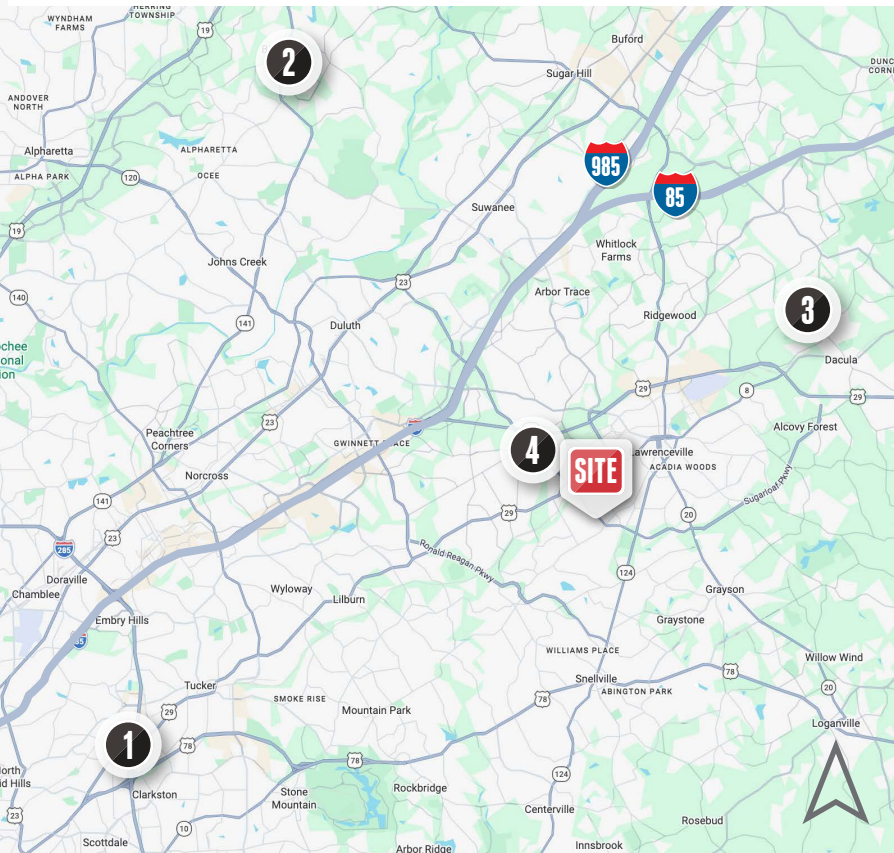
## VII. Sales Comparables

	ADDRESS	FORMER TENANT	SALE DATE	OCCUPANCY	YEAR BUILT / RENOVATED	ACRES	SF	SALES PRICE	\$PSF	ADJUSTED FOR INFLATION (2.7% ANNUALLY)	
										SALES PRICE	\$PSF
<b>COMPARABLES</b>											
1	2032 Montreal Road Tucker, GA	Captain D's	2/3/25	Vacant	1976	0.65	2,242	\$1,550,000	\$691	\$1,606,843	\$717
2	2405 Peachtree Parkway Cumming, GA	Freddy's Frozen Custard and Steakburgers	2/14/2025	Vacant	2020	1.14	3,080	\$2,215,000	\$719	\$2,290,467	\$744
3	812 Dacula Road Dacula, GA	Sonic	12/9/24	Vacant	2007	1.09	1,829	\$1,400,000	\$765	\$1,400,000	\$765
4	4865 Sugarloaf Parkway Lawrenceville, GA	Arby's	5/2/2024	Vacant	2000	1.24	2,714	\$2,249,000	\$829	\$2,375,031	\$875
<b>AVERAGE</b>						1.03	2,466	\$1,851,250	\$750	\$1,917,701	\$775
<b>SUBJECT PROPERTY</b>											
	3400 Sugarloaf Parkway Lawrenceville, GA	-	N/A	Vacant	2003 / 2015	0.87	2,953	\$2,425,000	\$821	-	-

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## VII. Sales Comparables

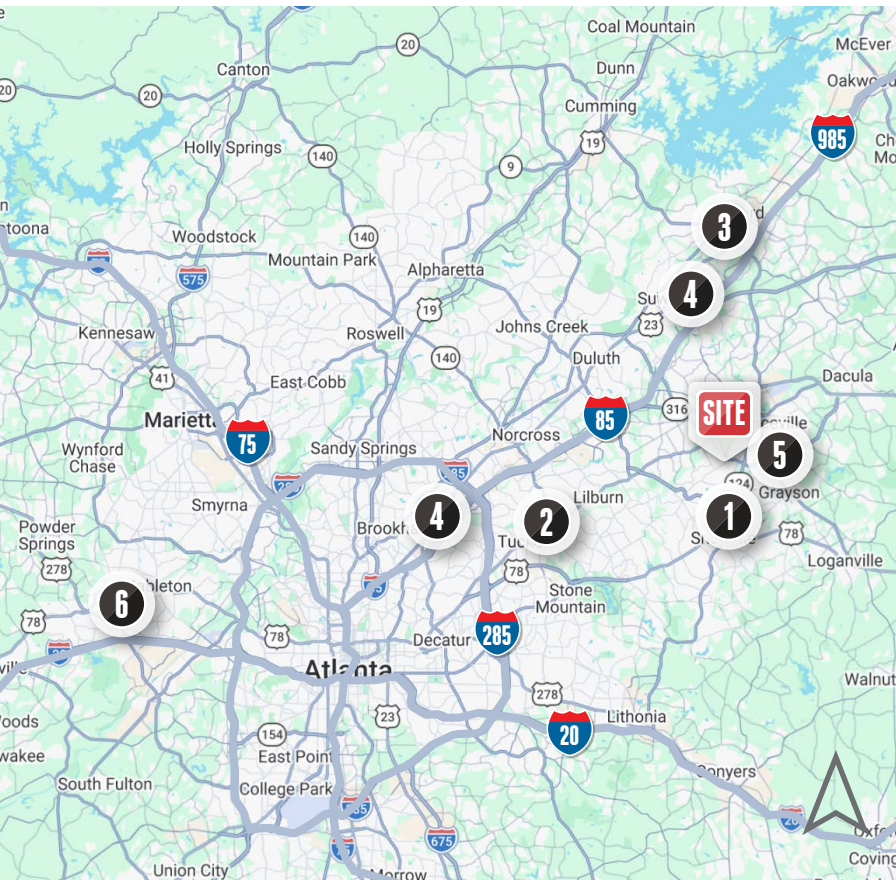


After adjusting the sales comps for annual inflation of 2.7%, the average sales price is \$775 per square foot and the asking price for 3400 Sugarloaf Parkway is \$821 per square foot or approximately 6% greater than the sales comps.

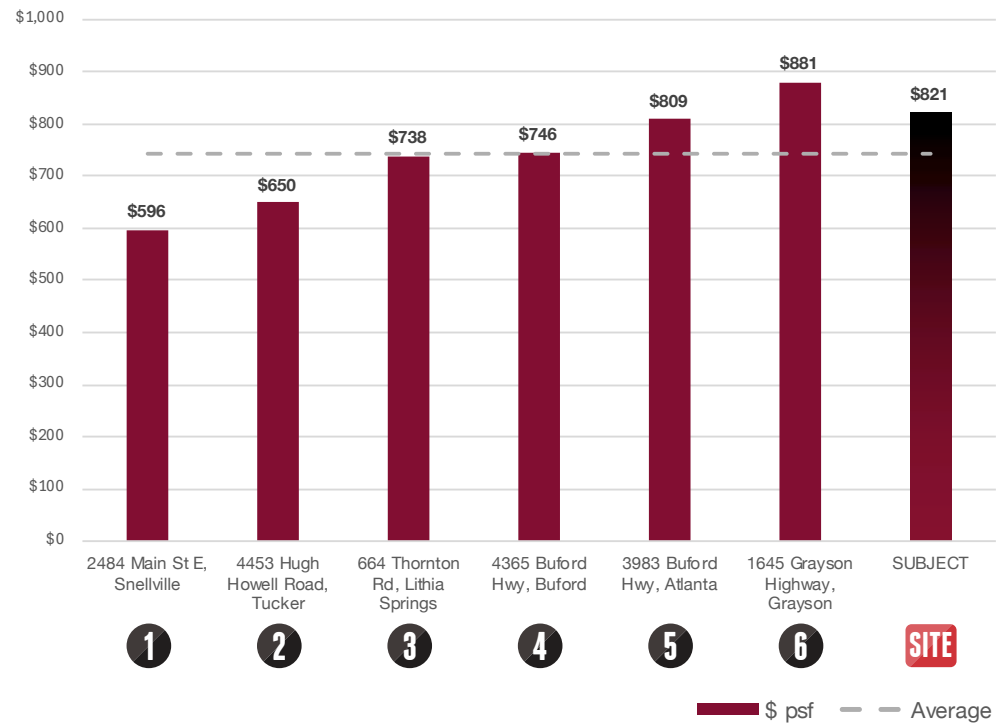
## VIII. For Sale Comparables

	ADDRESS	FORMER TENANT	YEAR BUILT / RENOVATED	ACRES	SF	SALES PRICE	\$PSF
<b>COMPARABLES</b>							
1	2484 Main St E Snellville, GA	Krystal	1981	0.77	1,929	\$1,150,000	\$596
2	4453 Hugh Howell Road Tucker, GA	Wendy's	1977	0.75	2,844	\$1,850,000	\$650
3	4365 Buford Hwy Buford, GA	Wendy's	1997	0.89	2,950	\$2,200,000	\$746
4	2960 Lawrenceville Suwanee Rd Suwanee, GA	Wendy's	1990	0.98	3,200	\$2,500,000	\$781
5	3983 Buford Hwy Atlanta, GA	Burger King	2008	0.70	2,597	\$2,100,000	\$809
6	1645 Grayson Highway Grayson, GA	Guthrie's	2023	0.96	2,299	\$2,025,000	\$881
7	664 Thornton Rd Lithia Springs, GA	KFC	2001	1.02	2,684	\$1,980,000	\$738
<b>AVERAGE</b>				0.84	2,643	\$1,972,143	\$743
<b>SUBJECT PROPERTY</b>							
	3400 Sugarloaf Parkway Lawrenceville, GA	-	2003 / 2015	0.87	2,953	\$2,425,000	\$821

## VIII. For Sale Comparables



For Sale Comps



The subject property is priced at just an 11% premium over other QSRs for sale in the metro Atlanta market and is justified given the subject property superior location, demographics, traffic count and the building's age.

# 3400 SUGARLOAF PARKWAY

College Park, GA 30337

**NAI** Brannen Goddard

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