



LAWRENCEVILLE HWY

PATTERSON RD

# OFFERING MEMORANDUM

Corner Retail Development Site | ±3.89 Acres

17 Patterson Rd  
Lawrenceville, GA 30044

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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## CONTACT INFORMATION

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# EXECUTIVE SUMMARY

High exposure ±3.89-acre corner retail development site on busy Lawrenceville Highway, well suited for a C-Store or any neighborhood business. Gwinnet County is one of the fastest growing counties in the US and the site has excellent demographics with an Average HH Income over \$92,000.00 annually. Traffic counts exceed 28,000 VPD on Lawrenceville Hwy, with approximately 5,500 VPD on Patterson Rd.

## HIGHLIGHTS

- 230' Frontage on Lawrenceville Hwy
- 570' Frontage on Patterson Rd
- 28,564 VPD traffic count on Lawrenceville Hwy
- Excellent demographics, Avg HH income of \$92,746.00 annually



# PROPERTY INFORMATION

<b>ADDRESS</b>	17 Patterson Rd Lawrenceville, GA 30044
<b>SITE SIZE</b>	±3.89 Acres
<b>ZONING</b>	C-2
<b>PARCEL ID</b>	5-050-013
<b>UTILITIES AVAILABLE</b>	All
<b>FRONTAGE</b>	230' on Lawrenceville Hwy 530' on Peterson Rd SW
<b>PROPOSED USE</b>	Retail
<b>SALE PRICE</b>	<b>\$750,000</b>

# PARCEL MAP



# AERIALS



# ABOUT THE AREA

**Lawrenceville, Georgia** is a historic city about 30 miles northeast of Atlanta and serves as the county seat of Gwinnett County. Founded in 1821 and named after U.S. naval officer James Lawrence, the city is the oldest municipality in Gwinnett County and has long played an important role as the governmental and cultural center of the area. Over the years, Lawrenceville has grown from a small courthouse town into a thriving suburban community within the greater Atlanta metropolitan region.

The city's historic downtown remains one of its defining features. Centered around the Gwinnett Historic Courthouse, the downtown square blends preserved architecture with modern development. The area features locally owned restaurants, shops, breweries, and gathering spaces that host events, festivals, and community programs throughout the year. Nearby, venues such as the Aurora Theatre contribute to a vibrant arts and cultural scene, offering professional theater productions and performances that attract visitors from across the region.

Lawrenceville has experienced steady growth over the past several decades, driven in part by the rapid expansion of Gwinnett County. Today the city is home to a diverse and dynamic population and continues to evolve as a center for business, healthcare, education, and government services. Major employers and institutions, including Northside Hospital Gwinnett and Georgia Gwinnett College, play an important role in the local economy and community life.

Transportation access has also contributed to Lawrenceville's development. The city sits near several major highways that connect residents to Atlanta and the broader region, making it a popular place for commuters who want suburban living with access to urban amenities. In addition, the nearby Gwinnett County Airport (Briscoe Field) supports business and general aviation activity.

Today, Lawrenceville offers a blend of historic charm and modern suburban convenience. Its revitalized downtown, strong community institutions, and proximity to Atlanta make it an appealing place to live, work, and visit within the fast-growing Gwinnett County area.



# IN THE AREA



# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
12,645	93,387	4250,904



## HOUSEHOLDS

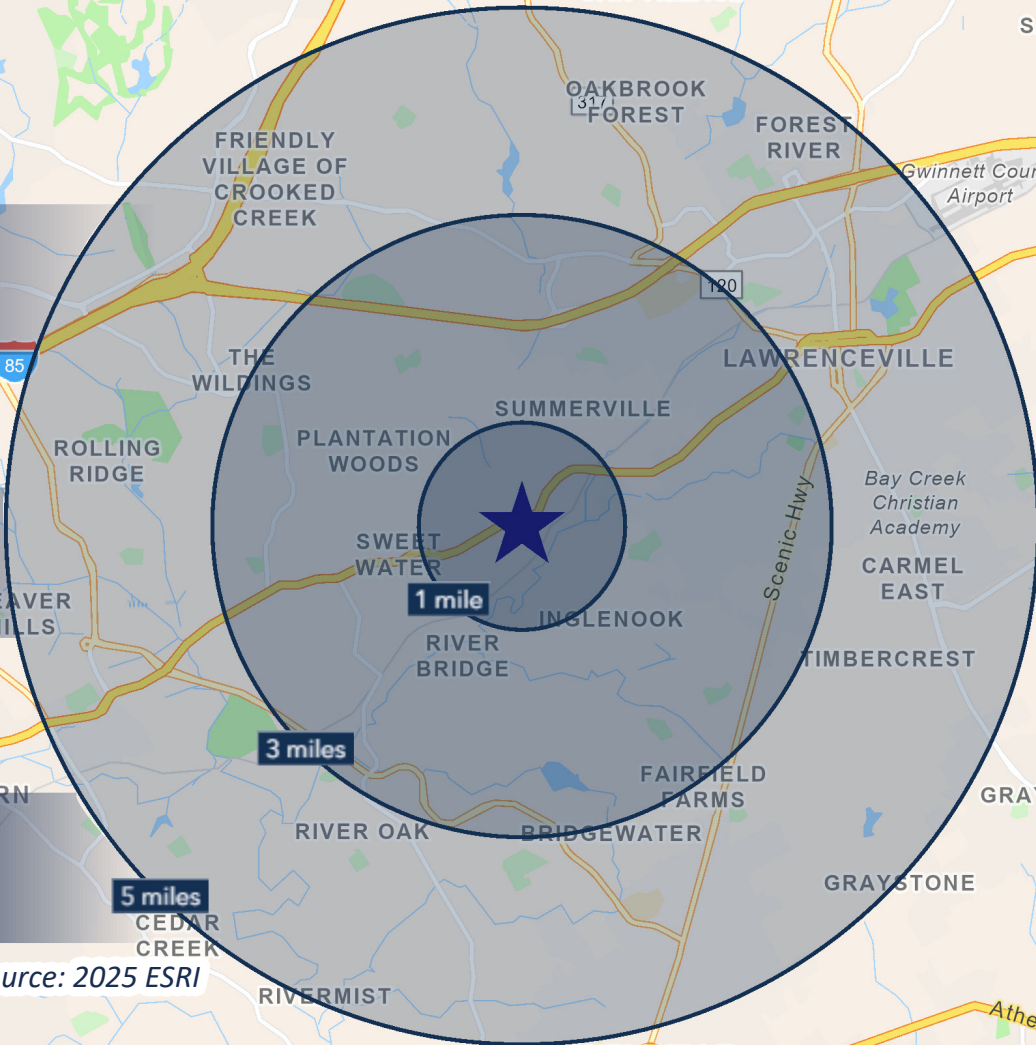
1 MILE	3 MILES	5 MILES
3,974	30,394	81,156



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,292	\$105,360	\$102,730

Source: 2025 ESRI



# BROKER PROFILE



**DARRELL CHAPMAN**  
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While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

<https://www.bullrealty.com/>



**28**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
**8**  
SOUTHEAST  
STATES

