



# Rare Loganville Commercial Opportunity

Approx. 0.81 Acres | Approx. 1,602 SF Building | Walton County

**4550 Lawrenceville Road, Loganville, GA 30052**



## PROPERTY OVERVIEW

Rare Loganville commercial opportunity on approximately 0.81 acres near the busy Hwy 78 and Hwy 81 corridor. This property offers strong visibility, convenient access, and flexible commercial potential in a growing Walton County market. The site includes an approximately 1,602 sq ft four-sided brick retail building, two bays, detached garage/storage structure, paved parking, and multiple points of access. Current use includes retail operations, and the property may appeal to an owner-user, investor, service business, specialty retail operator, contractor, automotive-related user, or buyer seeking a commercial land position with an existing structure.

### AT A GLANCE

- ✓ Approx. 0.81-acre commercial site
- ✓ Approx. 1,602 SF four-sided brick building
- ✓ Two bays
- ✓ Detached garage / storage structure
- ✓ Paved parking
- ✓ Multiple access points
- ✓ Strong visibility near Hwy 78 & Hwy 81
- ✓ Flexible commercial potential
- ✓ Seller indicates CH zoning; buyer to verify



AERIAL VIEW



FRONT EXTERIOR



HIGH VISIBILITY ON LAWRENCEVILLE ROAD

## OPPORTUNITY

The real strength of this offering is the combination of location, land, zoning, visibility, and future-use potential. This property may suit an owner-user, investor, service business, specialty retail operator, contractor, or automotive-related user.

## IMPORTANT NOTES

- Buyer should independently verify zoning, permitted uses, traffic count, redevelopment options, parking, signage, and any possible expansion or multi-story potential with the appropriate city/county authorities.
- Existing business operations may be available separately to a qualified buyer.
- business financials, inventory, licensing, equipment, goodwill, and transferable assets are not included in this listed real estate price unless separately negotiated in writing.
- Please do not disturb the business or employees.

**POTENTIAL USES** | Owner-User | Investor | Specialty Retail | Service Business | Contractor | Automotive-Related Use



**CONTACT INFORMATION**  
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