

AMS

AMERICAN MANAGEMENT SERVICES, INC.

Sunrise Plaza

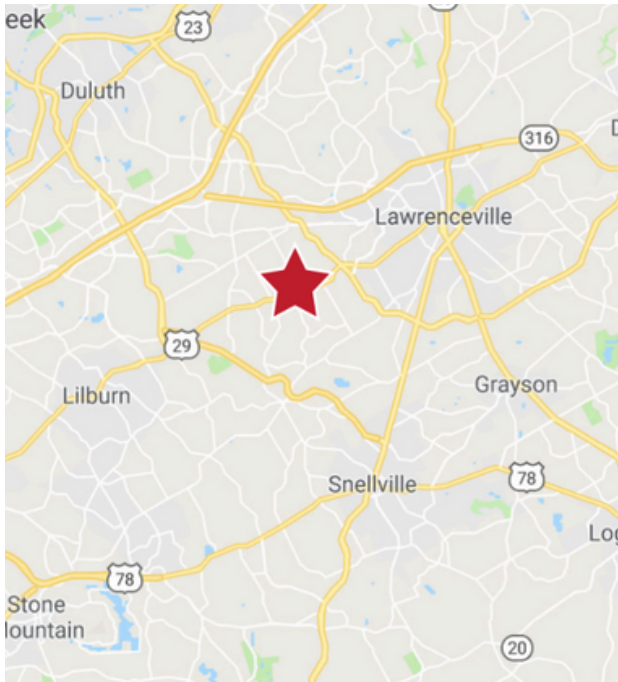
2410 Lawrenceville Highway, Lawrenceville GA 30044



Property Overview

Located in Gwinnett County, Sunrise Plaza is a ~44,500 SF neighborhood retail center in Lawrenceville, GA on the busy Lawrenceville Highway. The property is centrally located amongst retail, restaurants, & residential.

The shopping center has plenty of frontage and large signage on Lawrenceville Highway with another curb cut on Huff Drive, heavy traffic on main thoroughfare, 200+ parking spots, a beautifully-renovated exterior and all new HVAC units.



For Leasing Information Contact

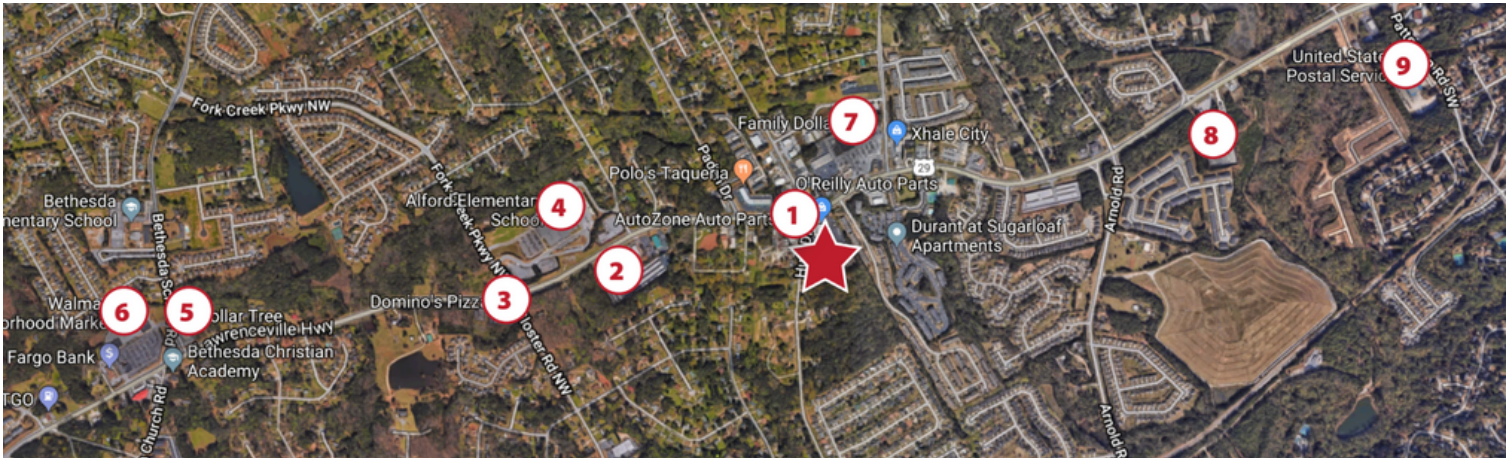
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Property Location

Sunrise Plaza is conveniently located on the busy Lawrenceville Highway in between Pleasant Hill Road and Sugarloaf Parkway. Neighboring retailers include Wal-Mart Neighborhood Market, Dollar Tree, Family Dollar, and the US Post Office.



Nearby Businesses

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

Marketing Demographics

Demographics	1-Mile	3-Mile	5-Mile
Total Population	10,114	92,038	229,275
Households	3,155	28,495	75,151
Avg. Income	\$75,193	\$87,396	\$88,675

Co-Tenants

Ozone Emissions



Traffic Count



Lawrenceville Highway
26,500+ Vehicles/Day

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Property Site Map

Sunrise Plaza is a six unit shopping center with O'Reilly Auto parts as an outparcel business. The property is anchored by a furniture store and the Department of Juvenile Justice office.



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