

BASE RENT: \$22 psf

NN: \$4.69

**TOTAL MONTHLY:
\$3,905.64**

BUILDING
2719 Huff Dr,
Lawrenceville GA 30044


PREMIER
PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

Welcome to 2719 Huff Drive in Lawrenceville — a beautifully renovated, single-story office building designed for both functionality and comfort! This versatile space features seven private offices and an inviting open entrance area ideal for a reception desk and client lobby. The interior has been thoughtfully updated with modern wood flooring throughout, creating a warm yet professional atmosphere. The property also includes one full bathroom and one half bathroom, along with a well-appointed kitchen featuring granite countertops for staff convenience. Additional highlights include both front and side entrances for flexible access and a dedicated parking lot with ample parking for employees and visitors. This property offers excellent potential for a variety of uses, including office, medical, daycare, church, or other professional services. Can be leased together with 2735 Huff Drive for additional space and flexibility!

OFFERING SUMMARY

Size	1,756 SqFt +/-
Parcel Id	R5014 014
Zoning	C-1
Parking lots	12 +/-
Year Built	1912
Property Highlights	7 Offices
Restrictions	Maxium occupancy 12



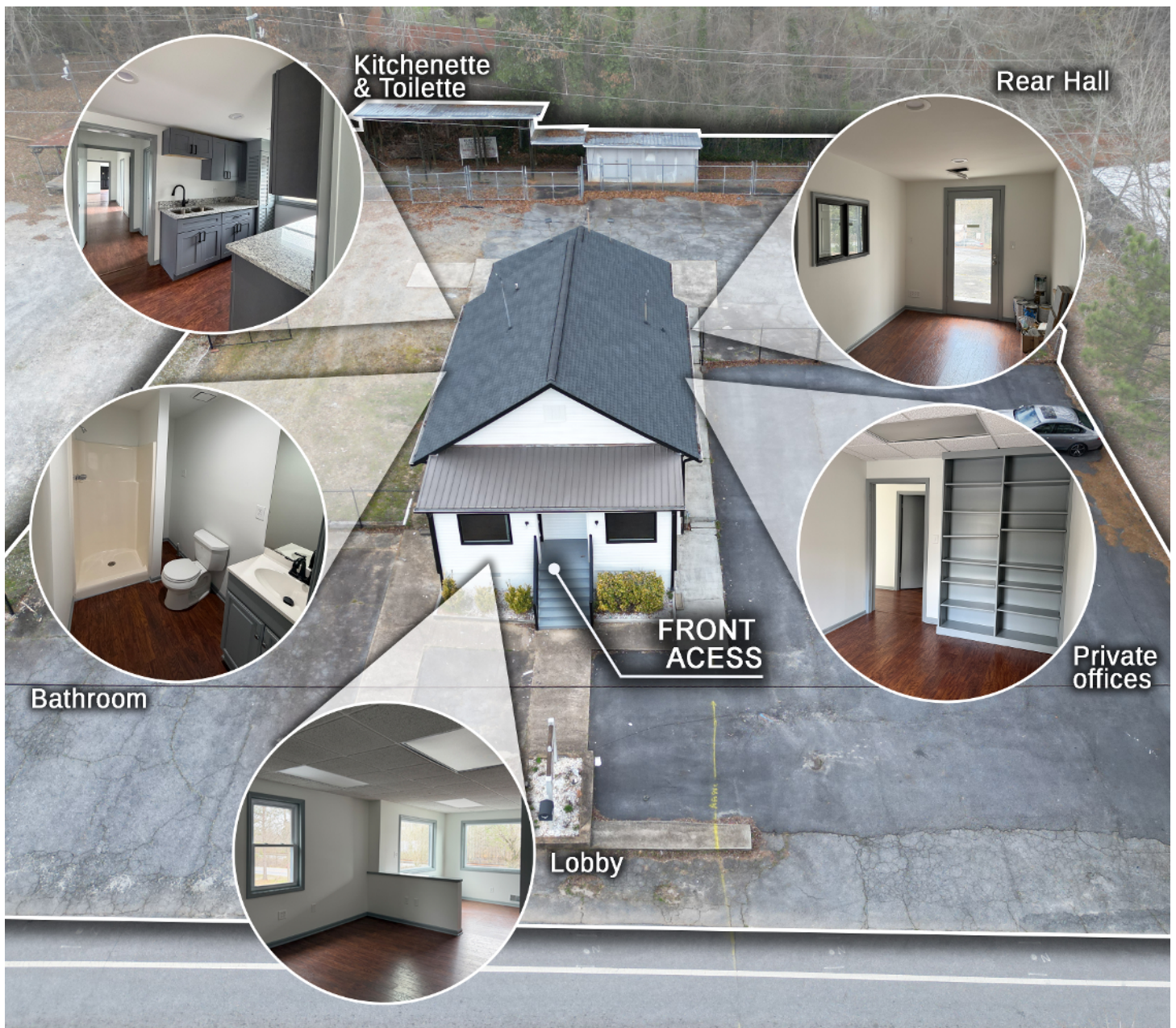
JOSÉ DE LA ROSA

Strategist & Senior Advisor
Commercial & Industrial Real Estate

C.404 422 7472
O. 404 734 1866
jose@delarosagroup.net

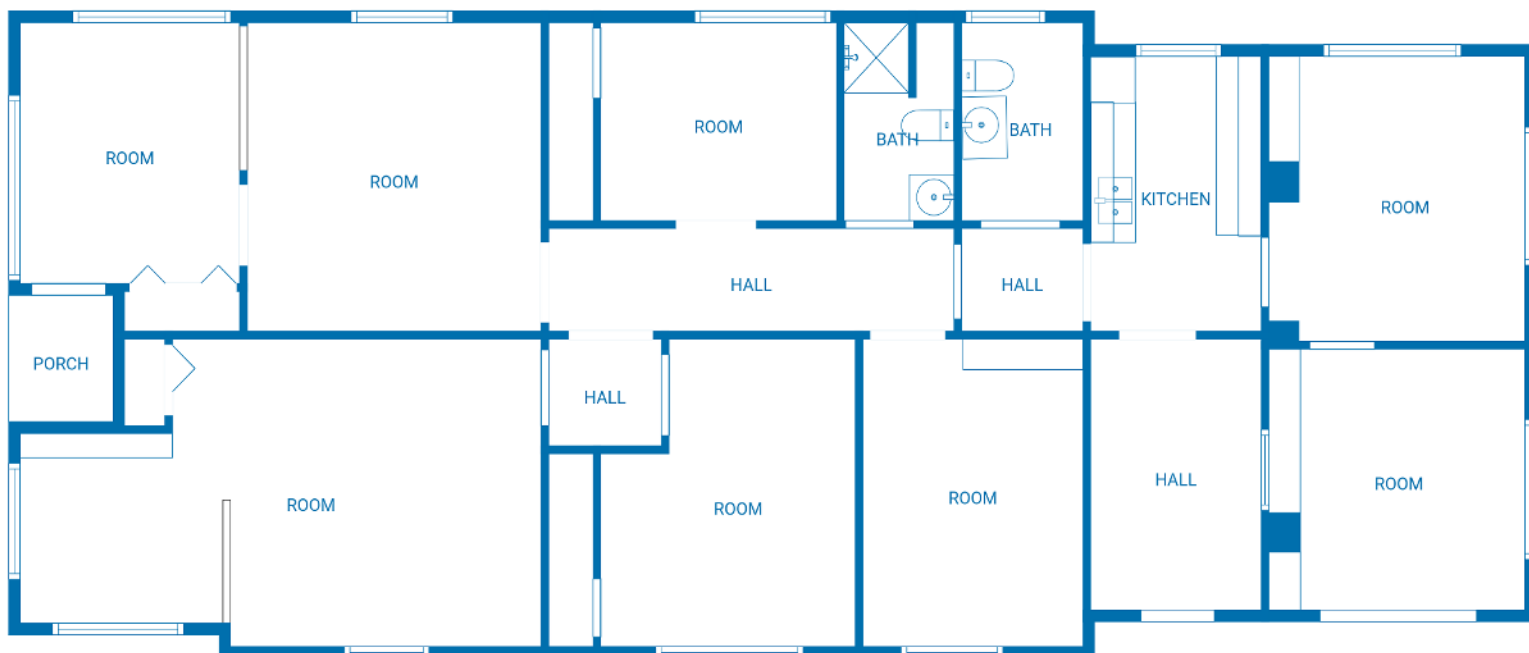
INVESTMENT SUMMARY

Located in Lawrenceville, this versatile commercial property offers a multi-use opportunity ideal for professional office, medical, daycare, church, or service-based operations. The property provides 24/7 tenant access, including overnight access, and is designed to accommodate a maximum occupancy of 12, making it well suited for small businesses seeking a functional and flexible workspace in a growing commercial area.



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FLOORPLAN



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MAIN ACCESS

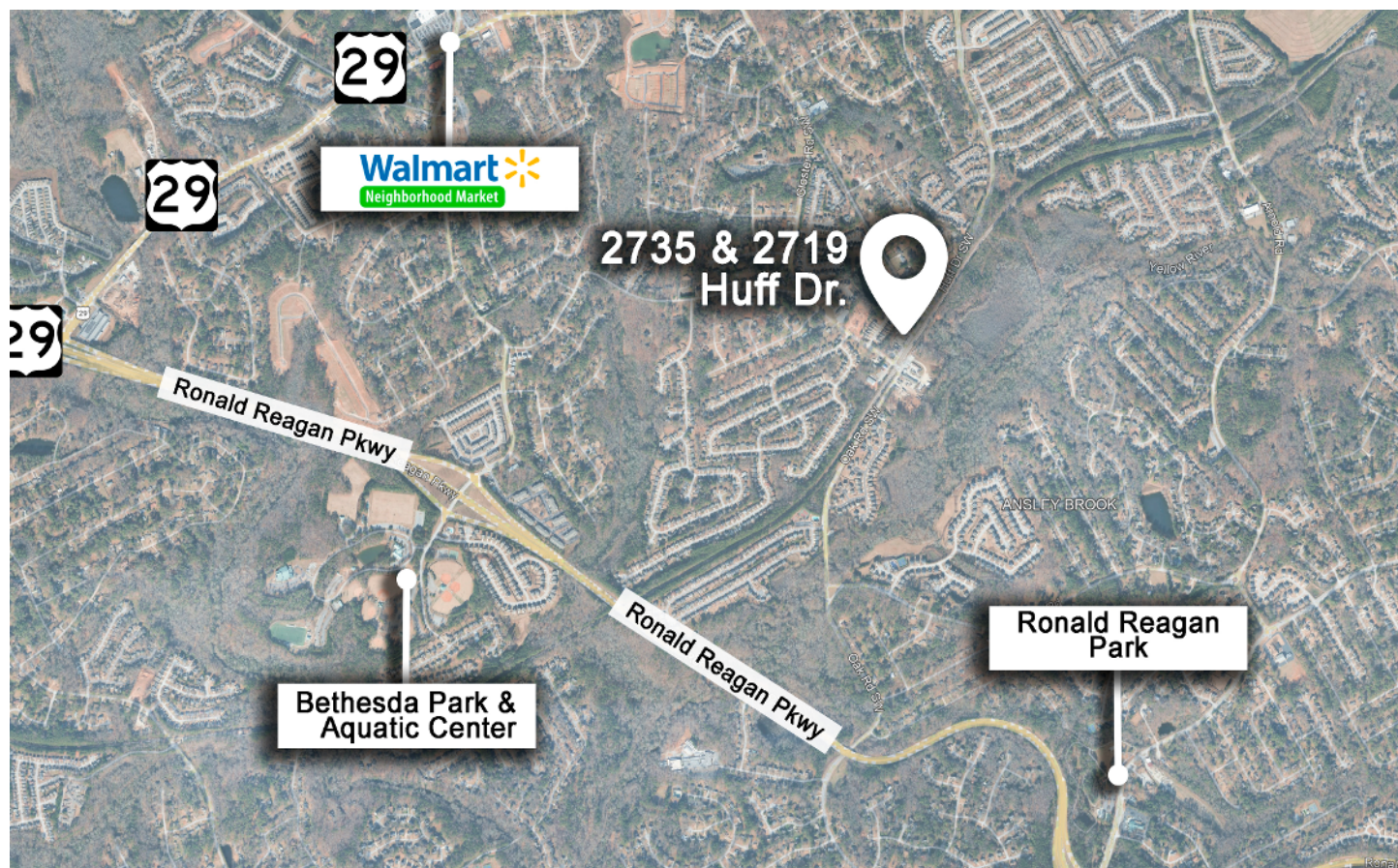


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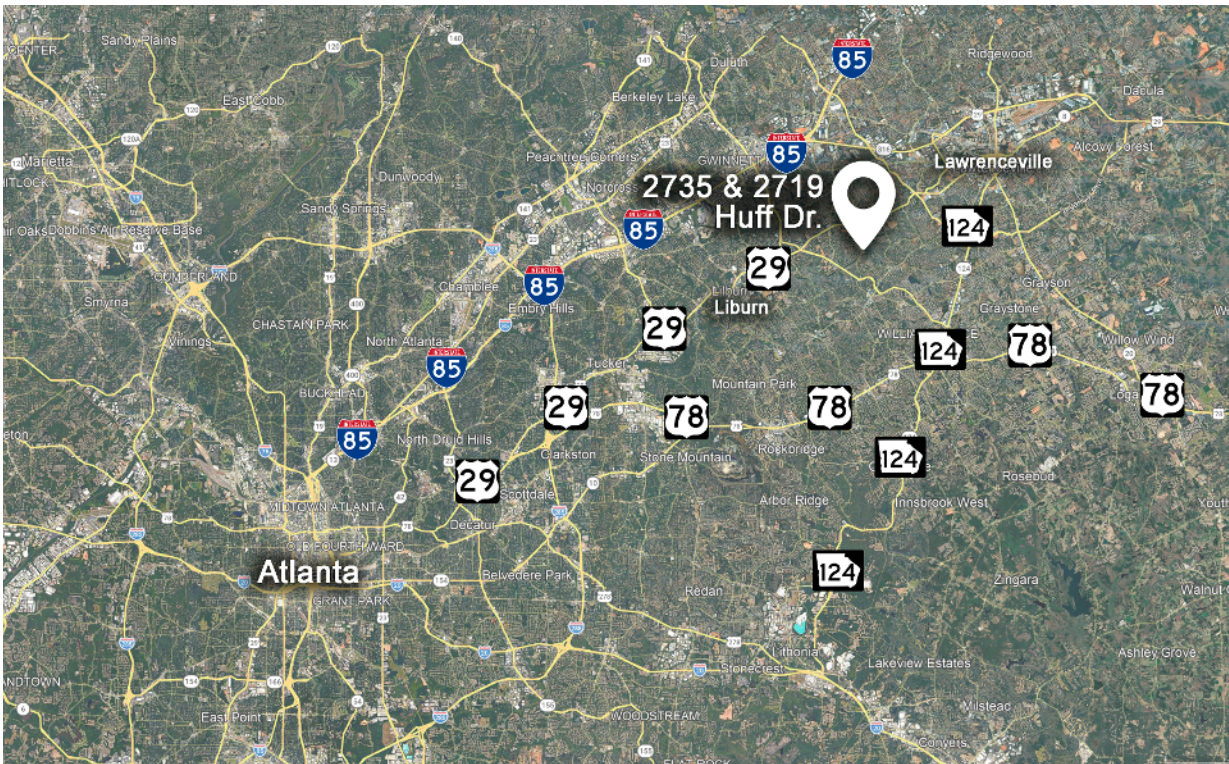
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LOCATION



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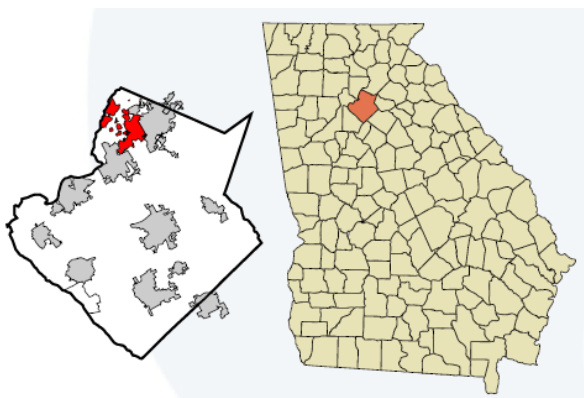
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ABOUT LAWRENCEVILLE

Located in Lawrenceville, within the thriving business hub of Gwinnett County, the property offers convenient access to major transportation corridors including Interstate 85 and Georgia State Route 316. This strategic location provides excellent connectivity throughout the Atlanta metro area, making it ideal for contractors, service businesses, and distribution operations needing efficient access to clients, suppliers, and surrounding commercial areas.



CITY OF WINDER	
County	Gwinnett
AREA	
City	11.16 sq mi
Land	11.13 sq mi
Water	0.04 sq mi
Elevation	1,086 ft
POPULATION	
Population	25,076
Density	2,253.8 sq mi

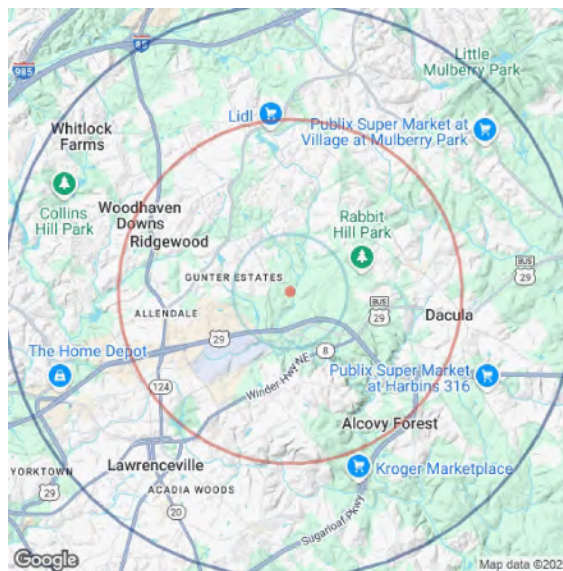


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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	958	23,767	81,060
2010 Population	1,556	43,802	134,435
2024 Population	1,869	53,748	168,100
2029 Population	1,913	56,374	177,084
2024-2029 Growth Rate	0.47 %	0.96 %	1.05 %
2024 Daytime Population	3,781	49,117	148,770

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	277	7,148	26,286
2010 Total Households	463	13,063	42,693
2024 Total Households	529	16,327	53,086
2029 Total Households	547	17,357	56,609
2024 Average Household Size	3.53	3.2	3.12
2024 Owner Occupied Housing	466	13,397	38,994
2029 Owner Occupied Housing	490	13,964	41,001
2024 Renter Occupied Housing	63	2,930	14,092
2029 Renter Occupied Housing	57	3,392	15,609
2024 Vacant Housing	25	443	2,073
2024 Total Housing	554	16,770	55,159



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