

Retail & Restaurant Space | Pre-Leasing

Located at 1160 Scenic Hwy, Lawrenceville, GA 30045, this pad-ready retail sites is in the heart of the Scenic Highway retail corridor. With excellent visibility, dual curb cuts, and signalized access, it's ideal for single-tenant build-to-suit or ground lease users seeking prominent exposure. Surrounded by national retailers and strong daily traffic, this site offers exceptional potential for high-performing retail development.



2,000 - 9,000 SF
Lawrenceville, GA

1160 Scenic Hwy, Lawrenceville, GA 30045

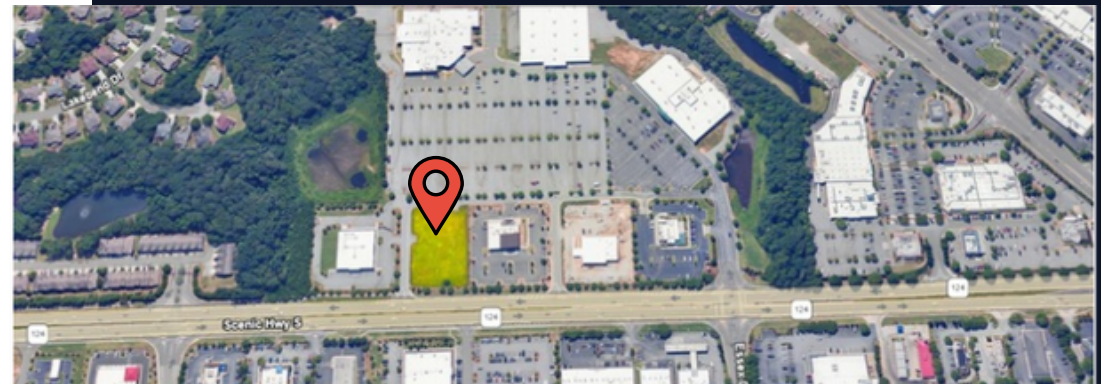
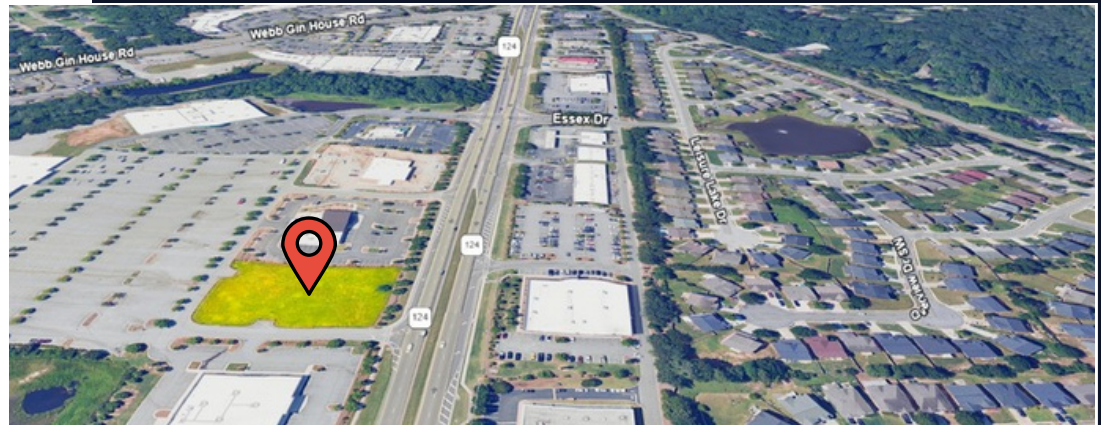
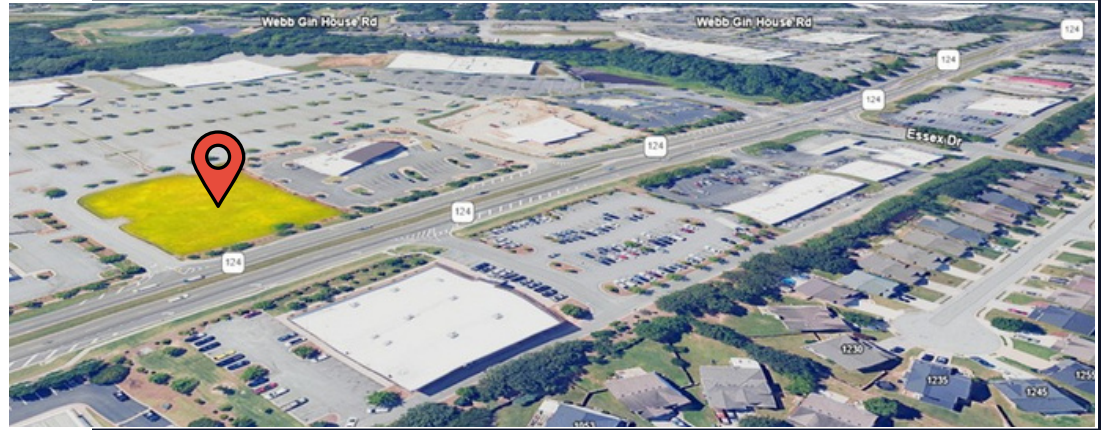


PROPERTY FACTS

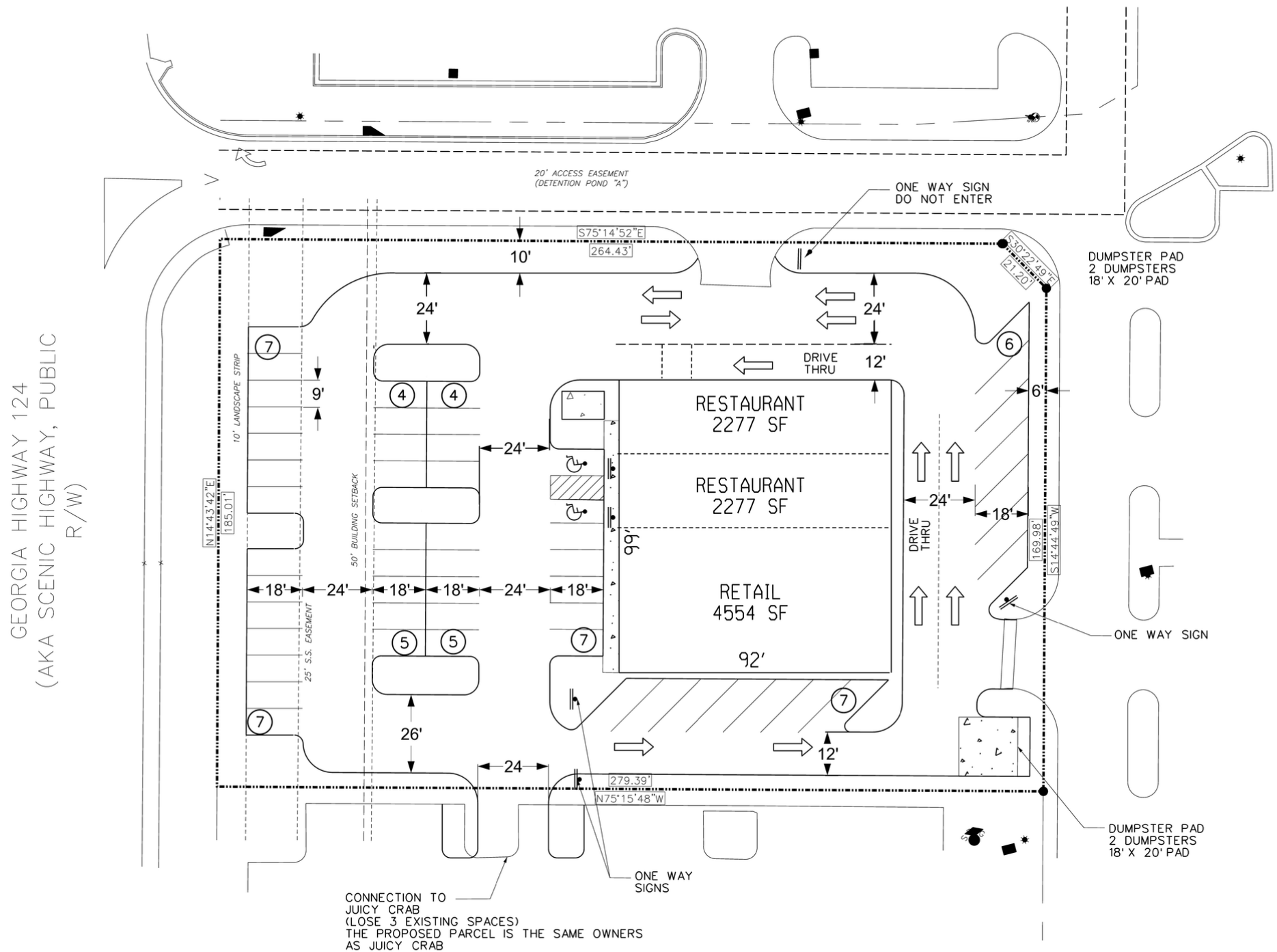
- **1.18 AC Outparcel | Zoned C-2**
- **2,000 - 9,000 SF** retail and restaurant spaces available for pre-leasing
- Prime visibility on **Scenic Hwy** (40,600 VPD)
- Excellent access with **2 Curb Cuts & Signalized Entrance**
- **Drive-thru** opportunity
- Surrounded by 5.4M+ SF of Retail Space

LOCATION OVERVIEW

Snellville Exchange is located in the heart of Scenic Hwy shopping district in Lawrenceville, Ga. The center draws from the trade area's generators such as Target, Super Wal-Mart, Sam's Club, The Shoppes at Webb Gin, Kroger, Publix, HomeDepot, Lowes and other major retailers.



Proposed Floor Plan



AERIAL MAP

Webb Gin House Rd

urbanAir
ADVENTURE PARK

JIM'N NICK'S
COMMUNITY
BAR-B-Q

TACOS & TEQUILAS
MEXICAN GRILL

The Juicy Crab

Available
2,000 - 9,000 SF

LA Z BOY

Chevron



Italian Pizza
Pie



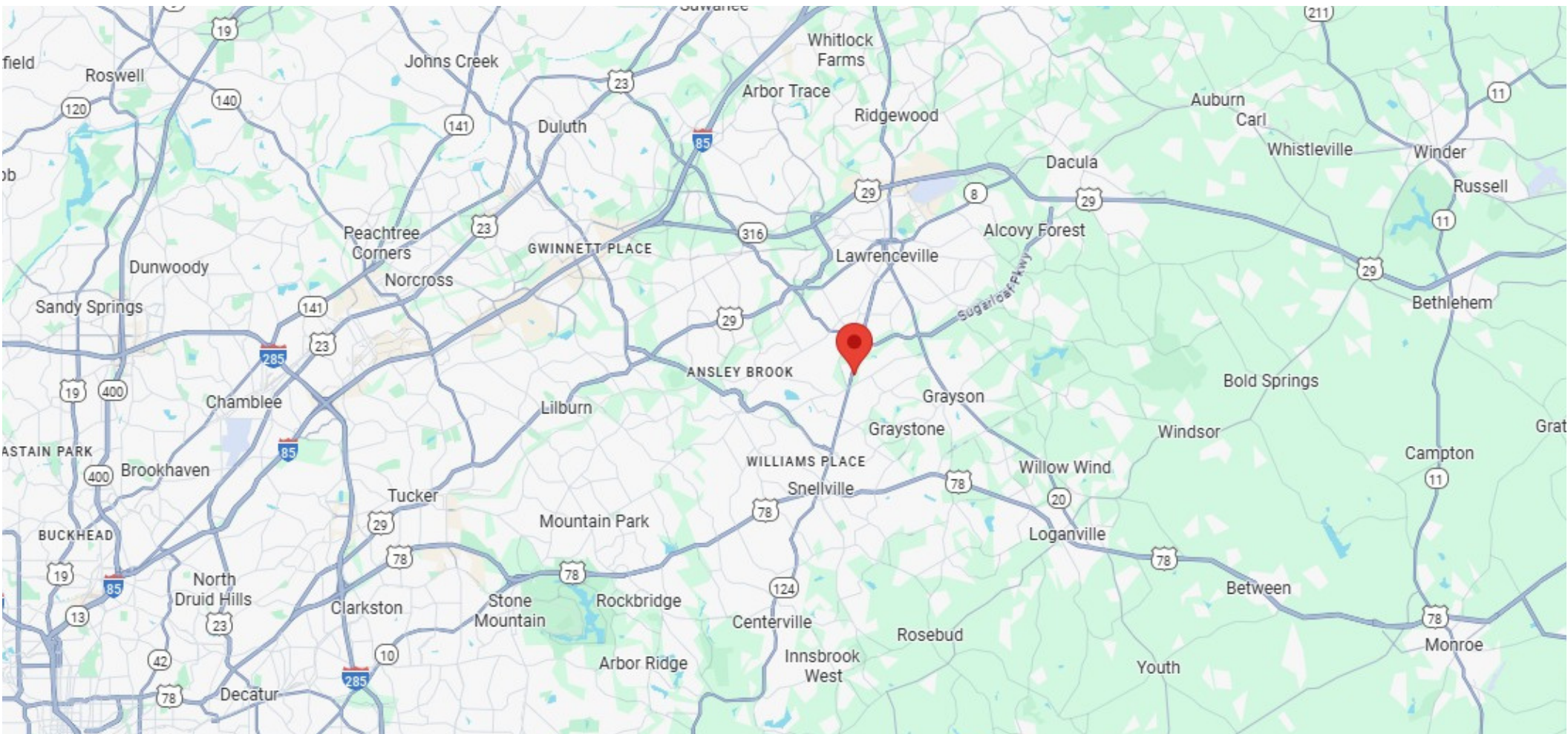
DISCOUNT
TIRE

40,600 Annual Average Daily Traffic (VPD) on Scenic Hwy S 124

BUSINESS MAP



DEMOGRAPHICS

 **TOTAL POPULATION**

1 MILE	3 MILES	5 MILES
6,472	72,650	199,235



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$101,878	\$104,054	\$96,685



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,120	24,304	66,783

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