

LAWRENCEVILLE COMMONS

65 Lawrenceville Suwanee Road

Lawrenceville, GA 30044

33.934140, -84.027540

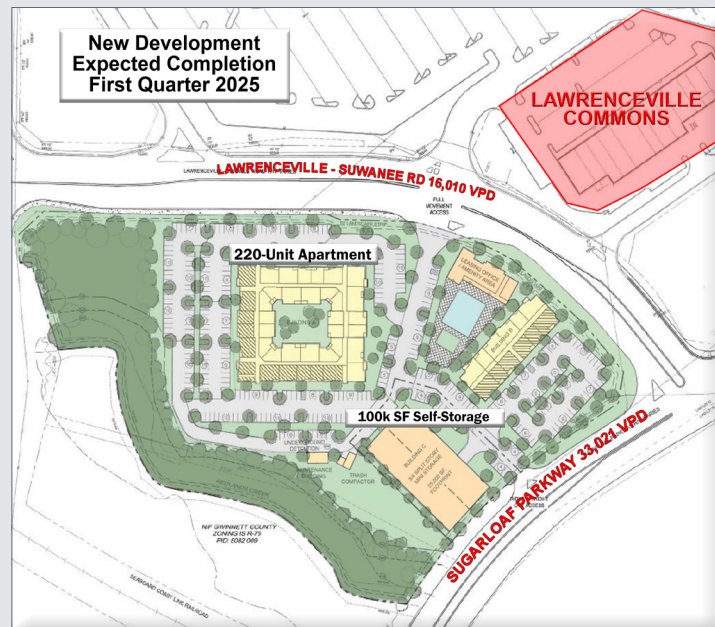
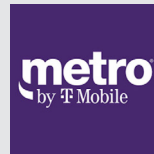


SIZE : 30,897 SF

CO-TENANTS

PROPERTY FEATURES

- 1,600 SF space available for lease
- Shadow anchored by Super Walmart, over 3.4 million visits annually
- Center is located in a high growth area with increasing population and households
- Located at the intersection of Sugarloaf Parkway and Lawrenceville Suwanee Road
- Traffic Count:
Sugarloaf Parkway (33,021 VPD)
Lawrenceville - Suwanee Road (16,010 VPD)



DEMOGRAPHICS – 2025	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	10,369	91,231	242,371
AVG. HOUSEHOLD INCOME	\$102,280	\$99,977	\$104,033
HOUSEHOLDS	3,207	30,210	78,345
POPULATION GROWTH 2024 - 2029	4.0% ↑	4.0% ↑	4.5% ↑
HOUSEHOLD GROWTH 2024 - 2029	4.0% ↑	4.0% ↑	4.5% ↑

Jonathan Bowden

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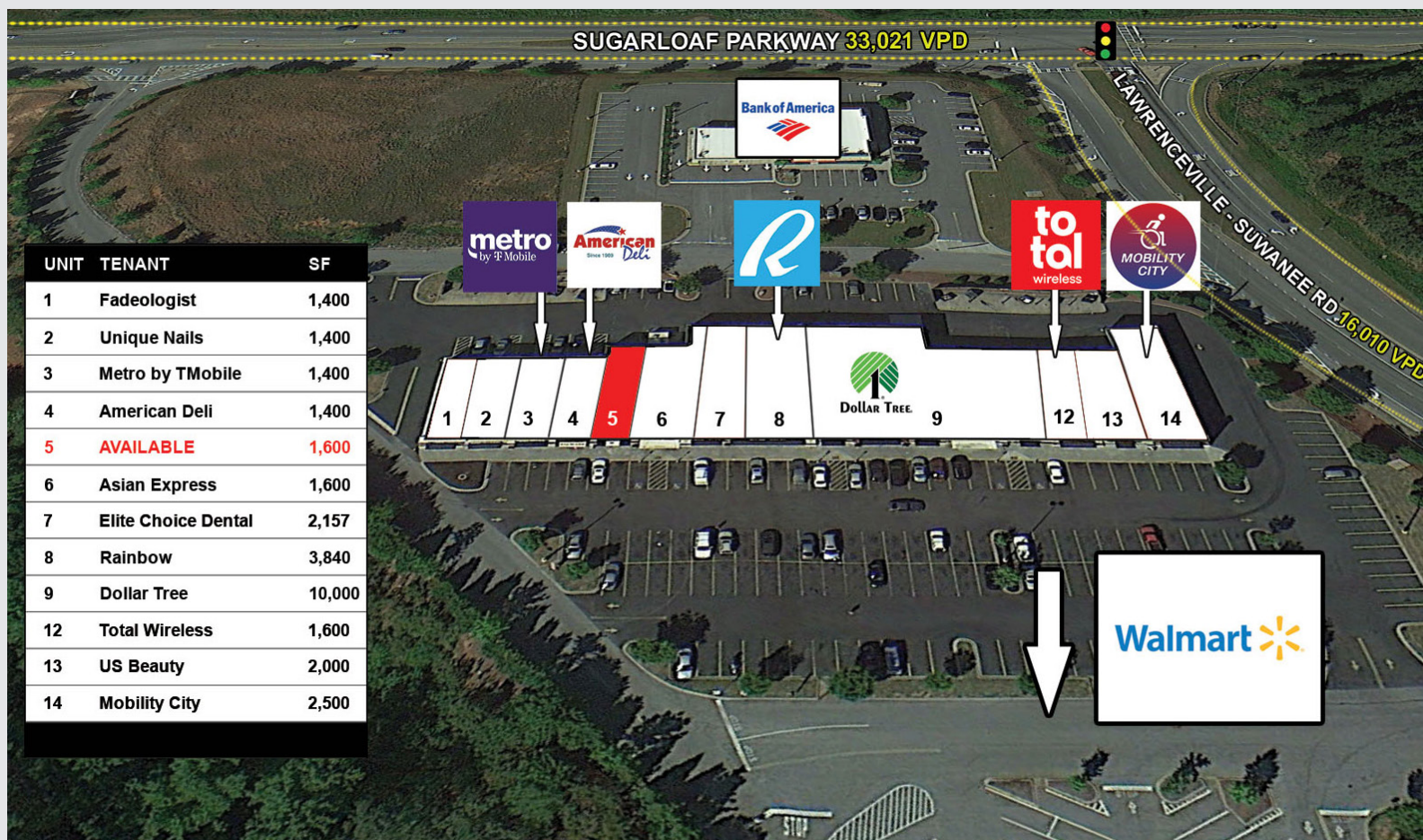
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