±1.28 Acres Commercial Development Opportunity

1461 Grayson Highway, Lawrenceville, Georgia 30045

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Property Overview

This ±1.28-acre C-1 zoned commercial parcel is ready for development! It is strategically located along Grayson Highway (SR 20) in one of Gwinnett County's fastest growing commercial corridors in Lawrenceville, GA. Traffic counts are approximately 46,900 vehicles per day with a planned road expansion from 4 to 6 lanes to accommodate future growth and traffic.

Fronting Grayson Highway, the property is approximately 0.7 miles south of Sugarloaf Parkway, ±3.3 miles southeast of downtown Lawrenceville, and about 1.7 miles north of Grayson, offering excellent visibility and accessibility.

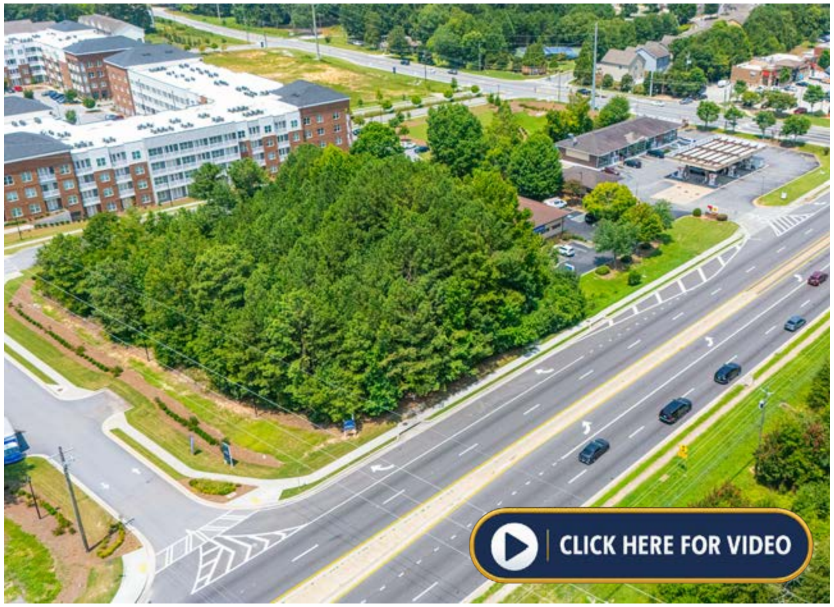
There are many nearby national retailers including Kroger, Starbucks, McDonald's, Buffalo Wild Wings, Dollar Tree, Sherwin-Williams, Public Storage and RaceTrac. Also, the property fronts The Whitby, a 330+ unit apartment and townhome community, and is surrounded by established neighborhoods including several churches and schools.

The area boasts a population exceeding 187,000 within five miles and an average household income above $120,000. Population growth is projected at 1.37% annually through 2031.

The C-1 zoned site allows for many commercial uses and is adjacent to C-2 zoning. The site includes an existing curb cut onto Grayson Highway. It is currently served by septic, with sewer available nearby for connection.

Two additional C-1 zoned commercial parcels immediately to the south are also available, creating an opportunity for a larger assemblage.

$ Offered at $700,000



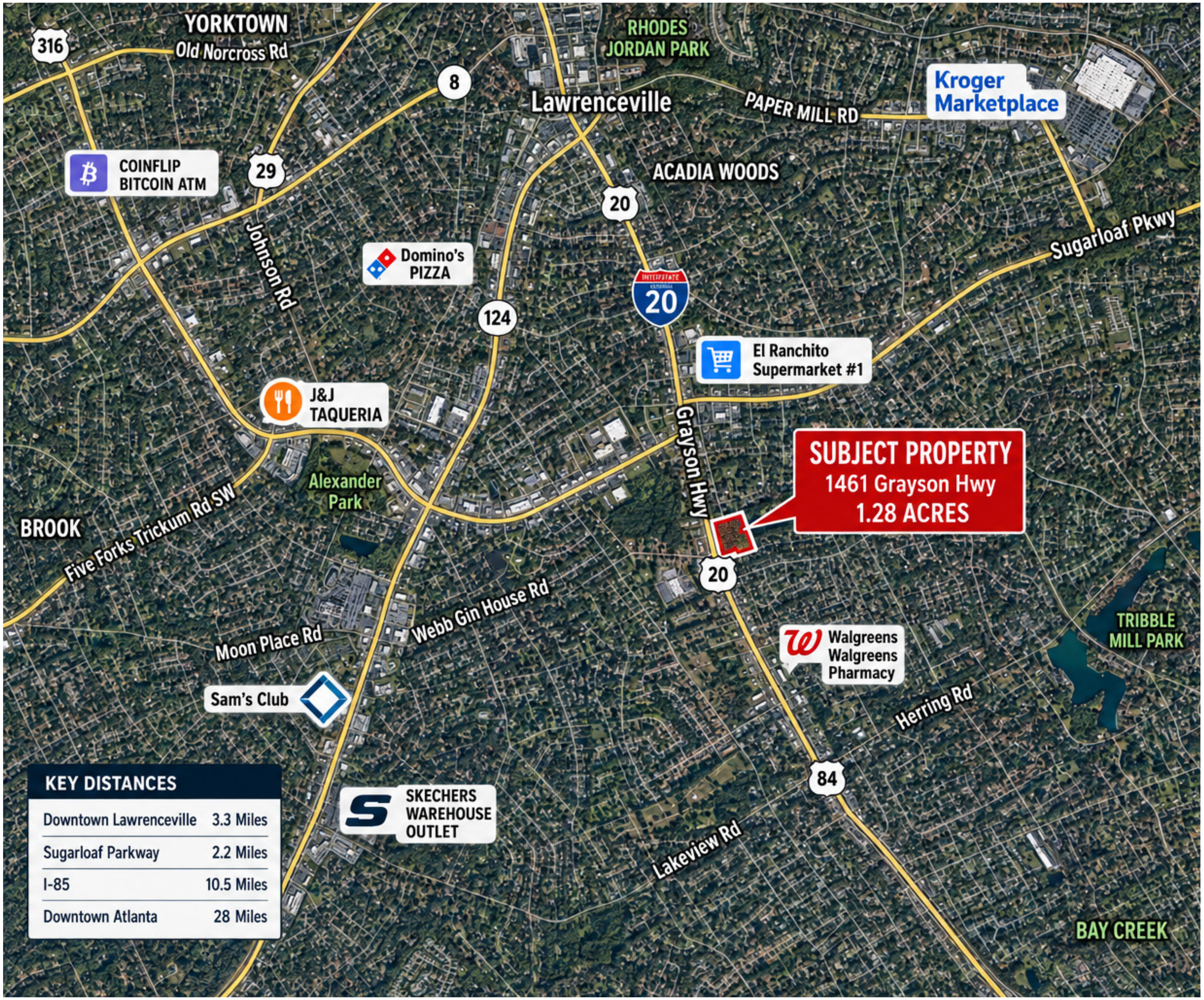
Highlights

- ±1.28 AC commercial development site
- 187,000+ population and $120K+ average household income within 5 miles
- C-1 zoning, existing curb cut and nearby sewer
- ±46,900 VPD on Grayson Hwy (2024 GDOT)
- Robust and growing area with projected annual population growth of 1.4% through 2031
- Directly in front of The Whitby (330+ units)
- Surrounded by established residential communities
- Busy retail trade area including schools and churches
- Two adjacent C-1 zoned commercial parcels also available, creating opportunity for larger assemblage.

Parcel Map


CLICK HERE FOR VIDEO
±1.28 Acres
Grayson Hwy
(46,900 VPD)
Utility Easement
BULL REALTY
Asset & Occupancy Solutions
TCN
WORLDWIDE
REAL ESTATE SERVICES

Retail Map



KEY DISTANCES

Downtown Lawrenceville	3.3 Miles
Sugarloaf Parkway	2.2 Miles
I-85	10.5 Miles
Downtown Atlanta	28 Miles

CLICK HERE FOR VIDEO

RETAIL LEGEND

- WALGREENS
- DOMINO'S PIZZA
- EL RANCHITO SUPERMARKET #1
- KROGER MARKETPLACE
- SAMS CLUB
- SKECHERS WAREHOUSE OUTLET
- COINFLIP BITCOIN ATM
- J&J TAQUERIA
- ALEXANDER PARK

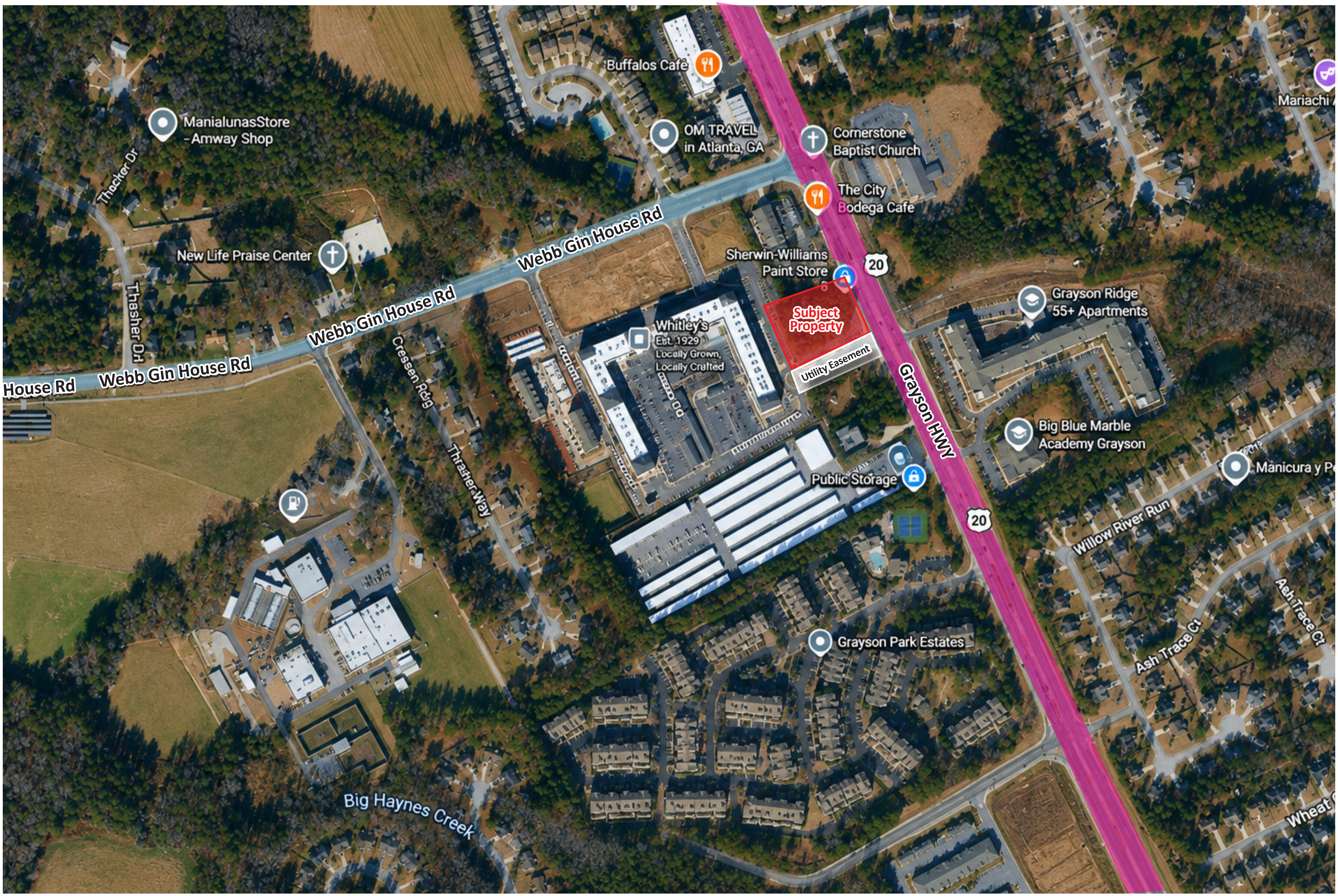
DEMOGRAPHICS (5-MILE RADIUS)

POPULATION
187,923+

AVERAGE HOUSEHOLD INCOME
$120,879+

PROJECTED POPULATION GROWTH
1.37% BY 2031

Close-Up Map



Buffalos Cafe
ManialunasStore - Amway Shop
OM TRAVEL in Atlanta, GA
Cornerstone Baptist Church
The City Bodega Cafe
Mariachi
Thacker Dr
New Life Praise Center
Webb Gin House Rd
Webb Gin House Rd
Webb Gin House Rd
House Rd
Sherwin-Williams Paint Store
20
Subject Property
Utility Easement
Grayson Ridge 55+ Apartments
Whitley's Est. 1929 Locally Grown, Locally Crafted
Thrasher Dr
Cressen Rdg
Thrasher Way
Grayson HWY
Big Blue Marble Academy Grayson
Public Storage
20
Willow River Run
Grayson Park Estates
Ash Trace Ct
Ash Trace Ct
Big Haynes Creek

Demographic Overview

STRONG POPULATION GROWTH AND ABOVE-AVERAGE HOUSEHOLD INCOME

1.37%
POPULATION GROWTH
2026–2031 (PROJECTED)

187,296
CURRENT POPULATION
WITHIN 5 MILES

$120,261
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

59,279
TOTAL HOUSEHOLDS
WITHIN 5 MILES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,336	76,493	187,296
HOUSEHOLDS	3,345	24,611	59,279
AVG. HOUSEHOLD INCOME	$140,604	$125,191	$120,261

STRONG MARKET FUNDAMENTALS

With a growing population, increasing household income, and strong economic drivers in the surrounding area, this location offers exceptional opportunities for long-term investment and business success.

Source: Esri | 2026

About The Area

THE COUNTY SEAT OF
Gwinnett

LAWRENCEVILLE, GA

Located approximately 30 miles northeast of Downtown Atlanta, Lawrenceville is the county seat of Gwinnett County and one of metro Atlanta's fastest-growing suburban communities. As the oldest city in Gwinnett County, it blends historic charm with modern development, offering an exceptional quality of life, a diverse economy, and excellent connectivity via State Route 20, State Route 316, Interstate 85, and nearby Sugarloaf Parkway. The city continues to experience steady residential and commercial growth while serving as a major employment, healthcare, retail, and government hub.

Downtown Lawrenceville has been revitalized into a vibrant, walkable destination featuring restaurants, boutiques, breweries, entertainment venues, and community gathering spaces. Anchored by the Lawrenceville Arts Center and the renowned Aurora Theatre, downtown hosts festivals, concerts, farmers markets, and events throughout the year. Recreational amenities such as Rhodes Jordan Park, Freeman's Mill Park, and the Lawrenceville Lawn provide trails, sports facilities, green space and year-round outdoor activities.

Lawrenceville's diverse economy is driven by healthcare, education, government, professional services, logistics, and retail. Major employers include Gwinnett County Government, Northside Hospital Gwinnett, and Gwinnett County Public Schools. Its central location within one of Georgia's fastest-growing and most affluent counties continues to attract new residential communities, retailers, restaurants, and commercial investment, making Lawrenceville a premier destination for long-term growth and development.

HISTORIC DOWNTOWN

NORTHSIDE HOSPITAL GWINNETT

RHODES JORDAN PARK

AURORA THEATRE

Broker *Profiles*

NANCY MILLER, CCIM, MBA
President

Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.

ADAM WILLHITE
Vice President

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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. As a member of the prestigious ACBR Million Dollar Club, Adam utilizes Bull Realty's advanced marketing, research and database technology, delivering industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a BS from Kennesaw State University and is a longtime resident of downtown Atlanta. Adam is also active in dog rescue and volunteering to help preserve historic Atlanta landmarks.

OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

ABOUT BULL REALTY

28
YEARS IN BUSINESS

LICENSED IN
8
SOUTHEAST STATES

ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at **www.CREshow.com.**

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:
BullRealty.com

Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 1461 Grayson Highway, Lawrenceville, Georgia 30045. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to this ___________ day of___________, 20_____.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

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Disclaimer
& Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser’s obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.