



OFFICE | WAREHOUSE | SHOWROOM | STUDIO | INDUSTRIAL

## PROFILE

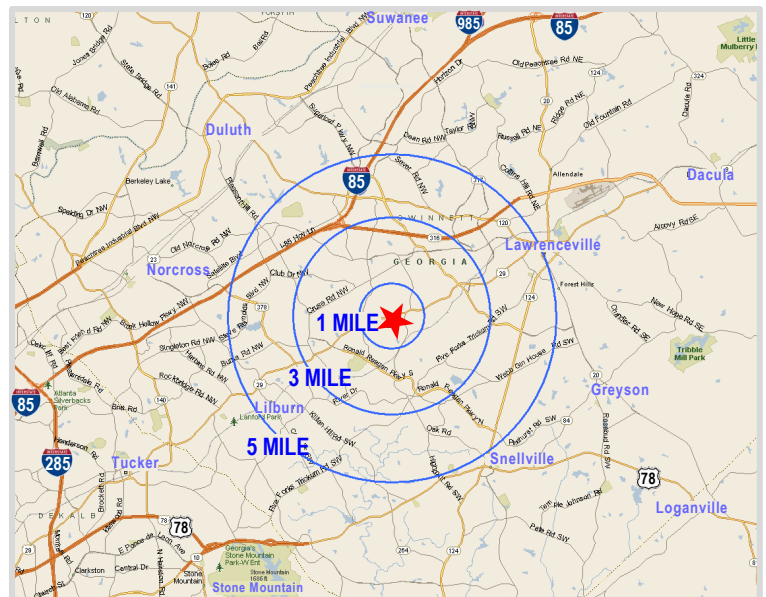
- 24,287 SF building with high ceilings and overhead door access in some suites
- Loading area for most suites
- Ample parking
- 3 suites currently available:
  - Suite 7 - 2,823 SF - Overhead Door Access
  - Suite 9 - 1,500 SF - Overhead Door Access
  - Suite 11 - 1,508 SF - Overhead Door Access

## LOCATION

- Convenient location between Lawrenceville and Norcross
- Just off Lawrenceville Hwy (route 29) with traffic counts of 25,300 VPD at the Gloucester Road intersection
- Minutes to I-85, 316 (University Pkwy) and Ronald Reagan Pkwy
- Densely populated area with over 283,000 people in a 5 mile radius
- Monument signage available



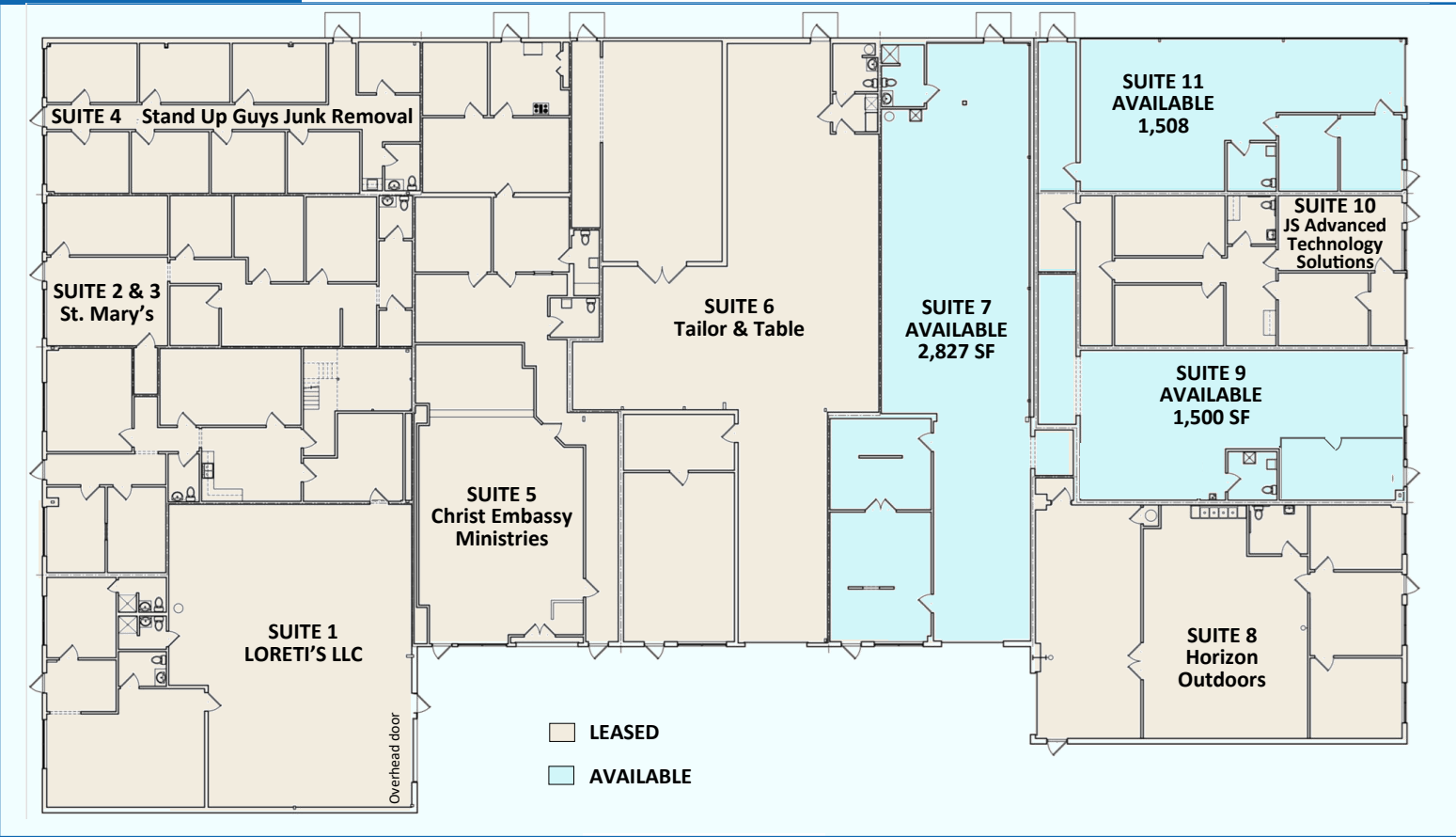
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2021)	10,941	95,119	223,614
Households	3,355	30,405	75,104
Average HH Income	\$73,910	\$83,736	\$86,612



**AERIAL PERSPECTIVE**



**FLOOR PLAN**



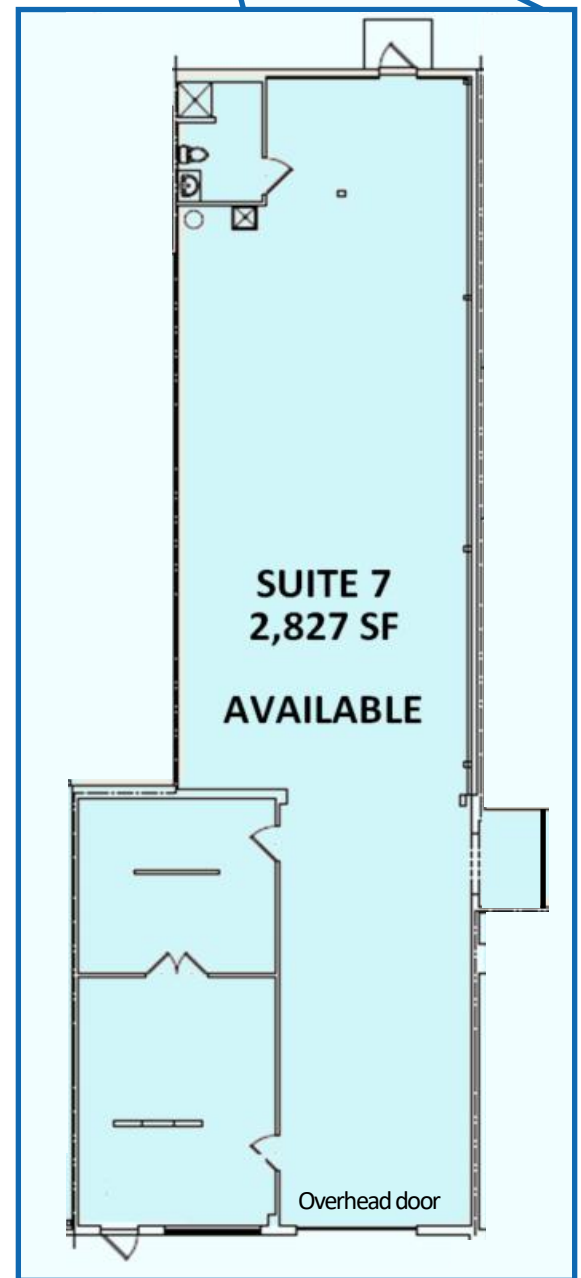
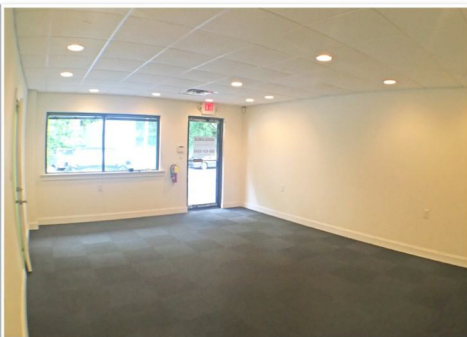
**PHOTO GALLERY**



## SUITE 7

2,827 SF

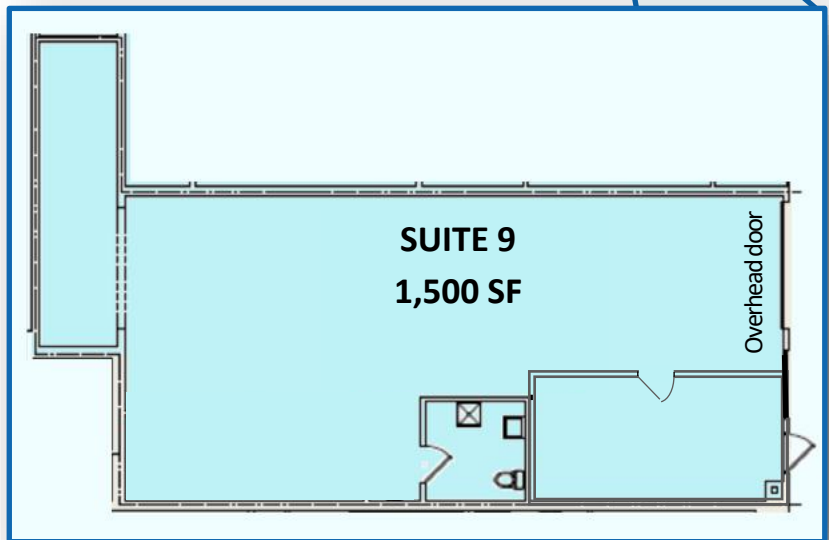
- Warehouse | Office Combination
- Overhead Door Access
- 14 - 16 foot ceiling height in warehouse
- Could be combined with suite 9 or 11



## SUITE 9

1,500 SF

- Warehouse | Office Combination
- Overhead Door Access
- 14 - 16 foot ceiling height in warehouse



**SUITE 11**

1,508 SF

- Warehouse | Office combination
- Overhead Door Access
- 14 - 16 foot ceiling height in Warehouse

