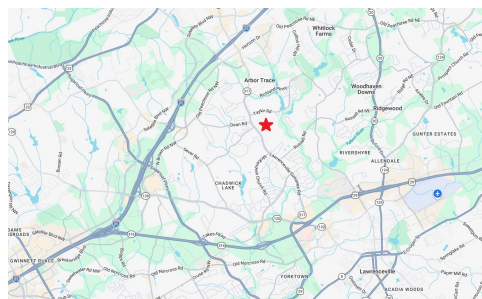


6.68 acres, Lawrenceville, GA

1907 & 1917 Lawrenceville-Suwanee Rd., Lawrenceville, GA 30043

FOR SALE



Prime Development Opportunity

- 6.68 ac +/- acres with improvements
- **For Sale:** \$3,334,000 (\$499,101/ac)
- Zoned: R100
- 277' Frontage on Lawrenceville-Suwanee Rd.
- Suitable for rezoning for high-density residential or commercial
- Traffic Count: 33,600 CPD (2025 Lawrenceville-Suwanee Rd) per GDOT



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

COMMERCIAL

Berkshire Hathaway HomeServices Georgia Properties
410 Peachtree Parkway Suite 108 Cumming, GA 30041

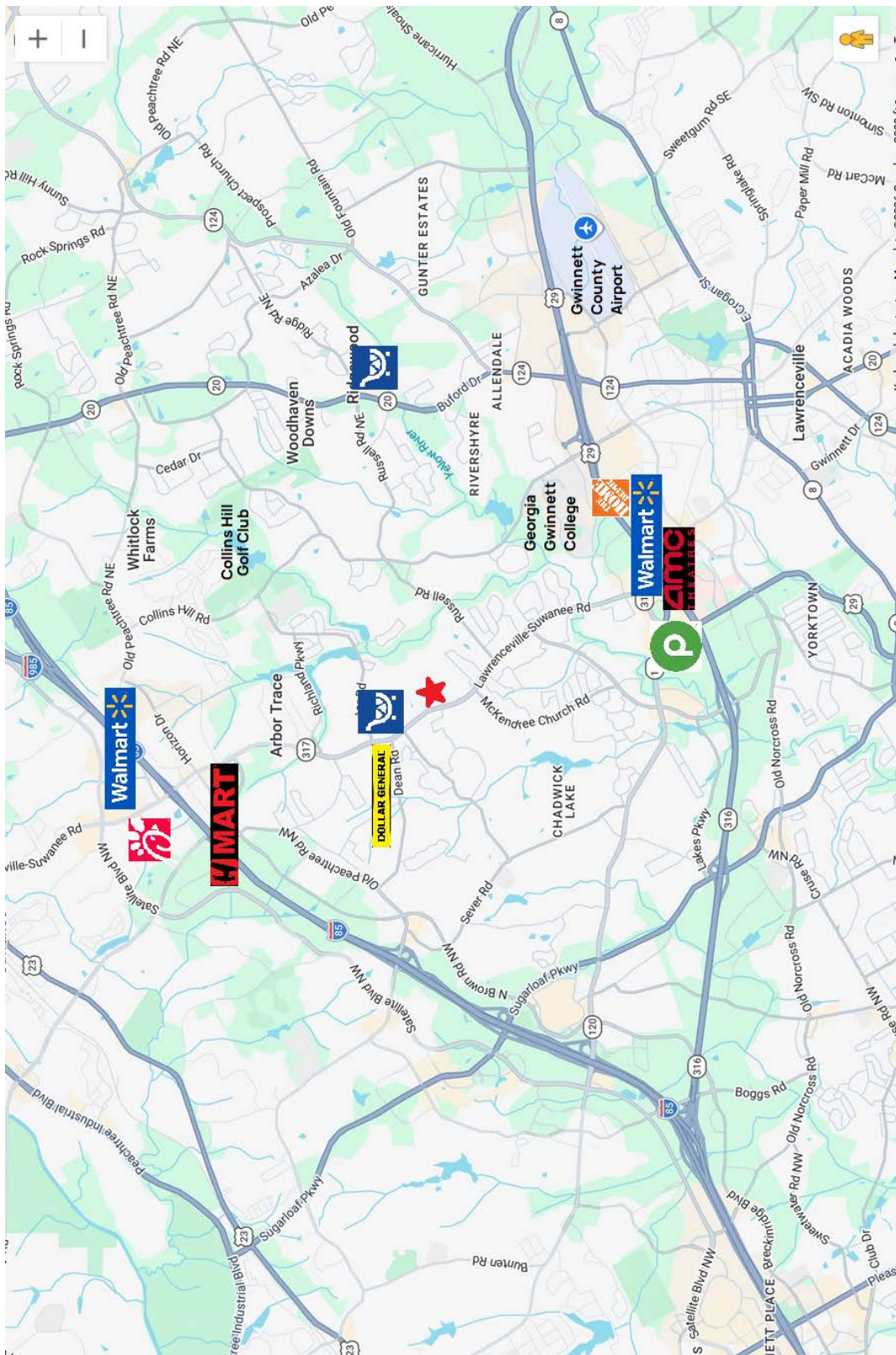
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FOR SALE

Aerial Map



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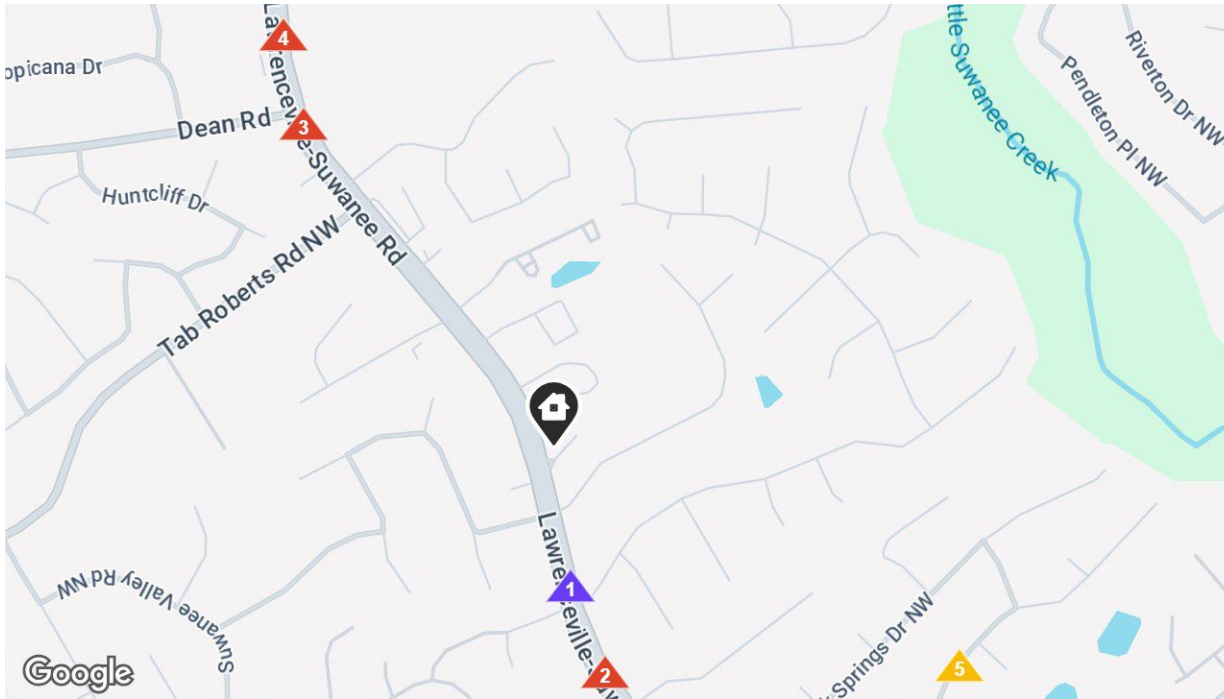
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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 33,603

Lawrenceville Suwanee Rd

2025 Est. daily traffic counts

Cross: Hearth Pl NW

Cross Dir: S

Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2014	▲ 33,342	ADT
2012	▲ 35,784	ADT
2008	▲ 33,103	ADT
2006	▲ 34,303	ADT
2003	▲ 27,240	AADT

▲ 27,770

Lawrenceville Suwanee Rd

2025 Est. daily traffic counts

Cross: Sterling Pointe Ct

Cross Dir: SE

Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2003	▲ 27,240	AADT
2002	▲ 27,900	AADT
2001	▲ 27,100	AADT
2000	▲ 36,600	AADT
1999	▲ 28,300	AADT

▲ 26,317

Lawrenceville Suwanee Rd

2025 Est. daily traffic counts

Cross: Dean Rd

Cross Dir: NW

Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2005	▲ 25,860	AADT
2000	▲ 10,445	ADT
1998	▲ 25,400	AADT
1995	▲ 13,183	ADT

▲ 28,739

Lawrenceville Suwanee Rd

2025 Est. daily traffic counts

Cross: Taylor Rd

Cross Dir: N

Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2014	▲ 26,871	ADT
2012	▲ 25,225	ADT
2011	▲ 26,305	ADT
2009	▲ 31,778	ADT
2006	▲ 34,169	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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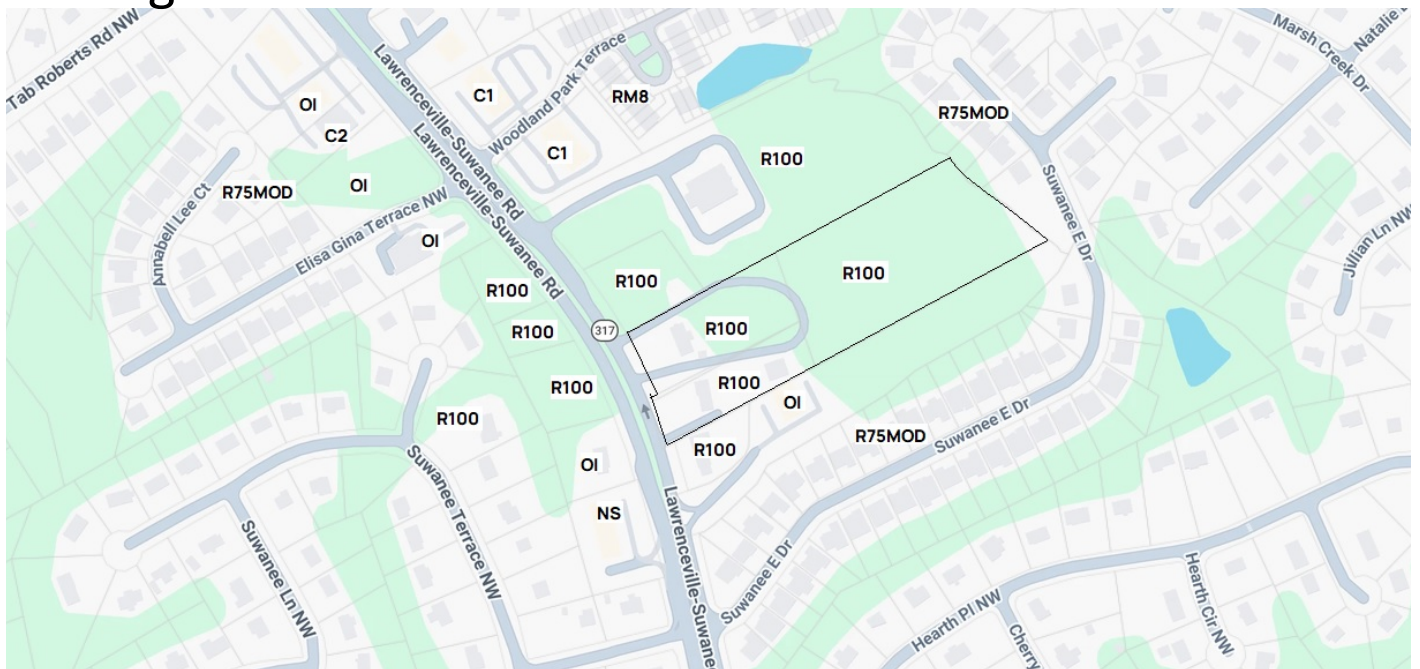
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Topography



Zoning



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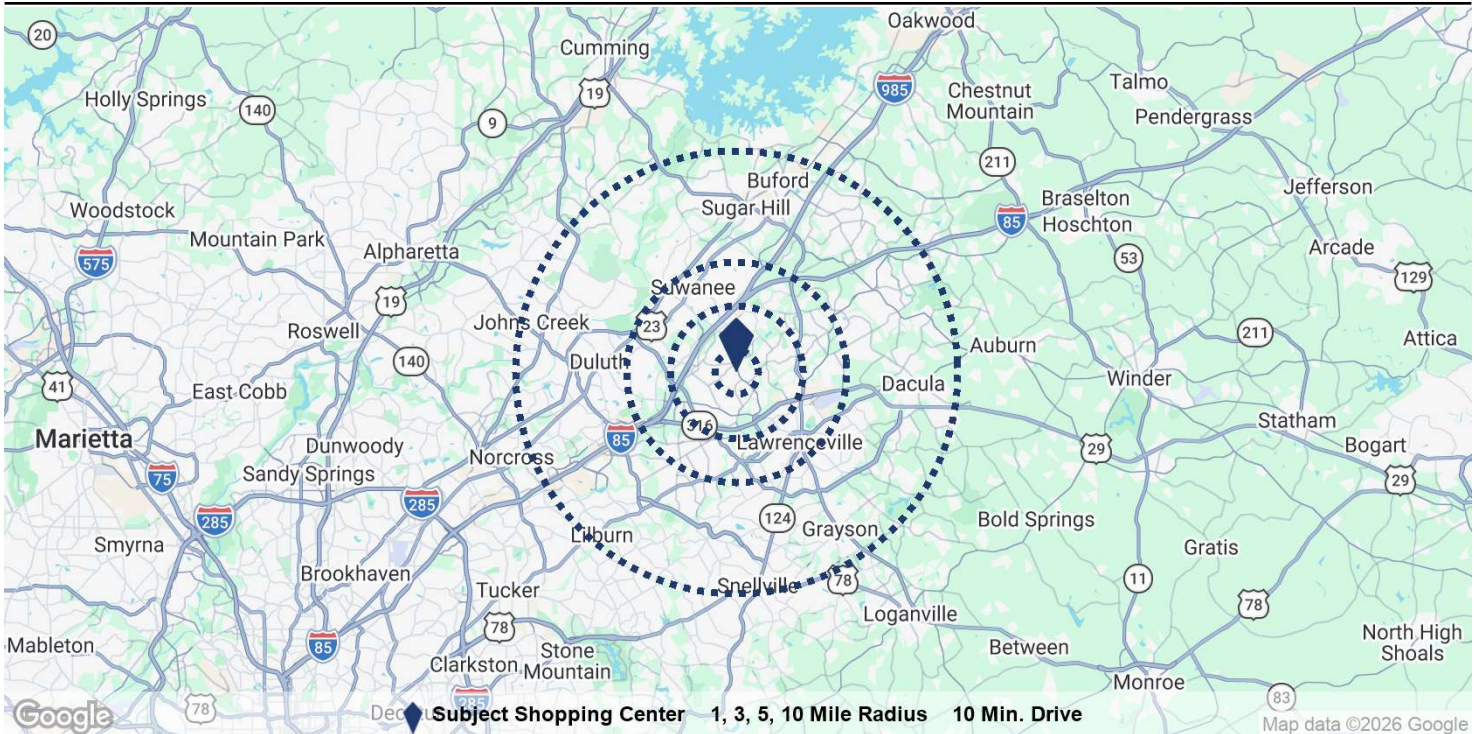
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FOR SALE

Demographic and Income Profile

1907 Lawrenceville-Suwanee Rd., Lawrenceville, GA 30043

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	
Population	11,094	77,873	211,707	770,052	
5 Yr Growth	3.6%	4.2%	4.6%	4.7%	
Median Age	40	38	37	38	
5 Yr Forecast	41	39	39	39	
White / Black / Hispanic	38% / 20% / 24%	32% / 25% / 21%	30% / 27% / 24%	34% / 25% / 22%	
5 Yr Forecast	38% / 20% / 24%	32% / 25% / 21%	30% / 26% / 24%	34% / 25% / 22%	
Employment	1,304	43,076	110,542	287,227	
Buying Power	\$358.4M	\$2.4B	\$6.3B	\$23.3B	
5 Yr Growth	4.6%	4.9%	5.3%	5.2%	
College Graduates	33.0%	38.9%	36.5%	38.3%	
Household					
Households	3,591	26,446	72,327	253,646	
5 Yr Growth	3.7%	4.3%	4.8%	4.8%	
Median Household Income	\$99,816	\$91,492	\$86,564	\$91,910	
5 Yr Forecast	\$100,666	\$92,008	\$87,022	\$92,288	
Average Household Income	\$114,607	\$112,716	\$107,918	\$117,509	
5 Yr Forecast	\$114,722	\$113,336	\$108,522	\$118,113	
% High Income (>\$75K)	63%	59%	57%	59%	

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1907 Lawrenceville-Suwanee Rd., Lawrenceville, GA

	1 Mile		3 Miles		5 Miles			
2025 Households by HH Income	3,591		26,445		72,326			
<\$25,000	450	12.53%	2,938	11.11%	8,641	11.95%	-	-
\$25,000 - \$50,000	335	9.33%	4,050	15.31%	11,037	15.26%	-	-
\$50,000 - \$75,000	537	14.95%	3,880	14.67%	11,517	15.92%	-	-
\$75,000 - \$100,000	477	13.28%	3,569	13.50%	10,740	14.85%	-	-
\$100,000 - \$125,000	563	15.68%	3,398	12.85%	8,643	11.95%	-	-
\$125,000 - \$150,000	485	13.51%	2,378	8.99%	6,584	9.10%	-	-
\$150,000 - \$200,000	305	8.49%	2,948	11.15%	7,145	9.88%	-	-
\$200,000+	439	12.23%	3,284	12.42%	8,019	11.09%	-	-
2025 Avg Household Income	1 Mile		3 Miles		5 Miles		i	

Total Specified Consumer Spending	\$133M		\$913.3M		\$2.4B			
Total Apparel	\$7M	5.29%	\$49.5M	5.42%	\$133.1M	5.54%		
Women's Apparel	\$2.7M	2.06%	\$19.2M	2.11%	\$51.2M	2.13%	-	-
Men's Apparel	\$1.5M	1.10%	\$10.1M	1.10%	\$26.9M	1.12%	-	-
Girl's Apparel	\$491.5K	0.37%	\$3.5M	0.39%	\$9.8M	0.41%	-	-
Boy's Apparel	\$357.7K	0.27%	\$2.6M	0.28%	\$7.2M	0.30%	-	-
Infant Apparel	\$317.4K	0.24%	\$2.4M	0.26%	\$6.5M	0.27%	-	-
Footwear	\$1.7M	1.25%	\$11.7M	1.28%	\$31.6M	1.32%	-	-

Total Entertainment & Hobbies	\$18.9M	14.22%	\$129.1M	14.14%	\$339.5M	14.12%		
Entertainment	\$2.7M	2.02%	\$15.8M	1.73%	\$41M	1.71%	-	-
Audio & Visual Equipment/Service	\$4.1M	3.07%	\$29.2M	3.20%	\$78.8M	3.28%	-	-
Reading Materials	\$222.9K	0.17%	\$1.5M	0.16%	\$3.8M	0.16%	-	-
Pets, Toys, & Hobbies	\$2.9M	2.21%	\$20M	2.19%	\$52.4M	2.18%	-	-
Personal Items	\$9M	6.75%	\$62.6M	6.86%	\$163.6M	6.80%	-	-

Total Food and Alcohol	\$34.2M	25.72%	\$240.4M	26.32%	\$642.6M	26.73%		
Food At Home	\$18.1M	13.60%	\$125.7M	13.76%	\$337M	14.02%	-	-
Food Away From Home	\$14.1M	10.58%	\$100.1M	10.96%	\$267M	11.11%	-	-
Alcoholic Beverages	\$2.1M	1.55%	\$14.6M	1.60%	\$38.6M	1.61%	-	-

Total Household	\$21.7M	16.30%	\$149M	16.31%	\$387.4M	16.12%		
House Maintenance & Repair	\$5.3M	3.99%	\$32.1M	3.52%	\$80.5M	3.35%	-	-
Household Equip & Furnishings	\$8M	6.02%	\$56.7M	6.21%	\$149.8M	6.23%	-	-
Household Operations	\$6M	4.54%	\$43M	4.71%	\$112.8M	4.69%	-	-
Housing Costs	\$2.3M	1.75%	\$17.1M	1.87%	\$44.3M	1.84%	-	-

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