



OFFICE | WAREHOUSE | SHOWROOM | STUDIO | INDUSTRIAL

LOCATION

- 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 4 - 1,550 SF - High Visibility Office Space - [Tour Online](#)

Suite 6 - 4,216 SF - Overhead Door Access - [Tour Online](#)

Suite 9 - 1,500 SF - Overhead Door Access - [Tour Online](#)

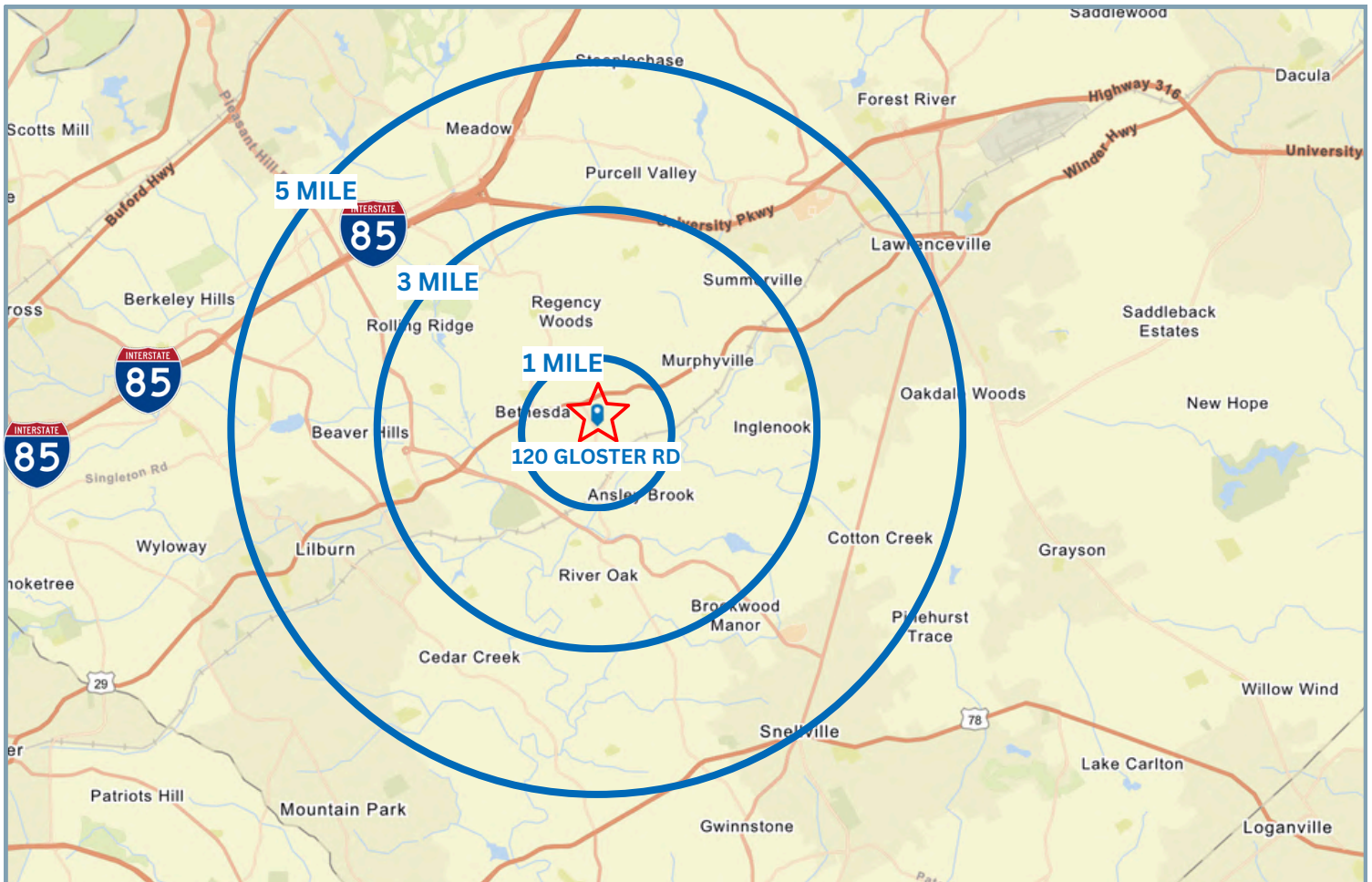
PROFILE

- Convenient location between Lawrenceville and Norcross
- Just off Lawrenceville Hwy (route 29) with traffic counts of 25,300 VPD at the Gloster Road intersection
- Minutes to I-85, 316 (University Pkwy) and Ronald Reagan Pkwy
- Densely populated area with over 240,000 people in a 5 mile radius and incomes above \$104,000 in 1, 3 and 5 miles rings
- Monument signage available





DEMOGRAPHICS



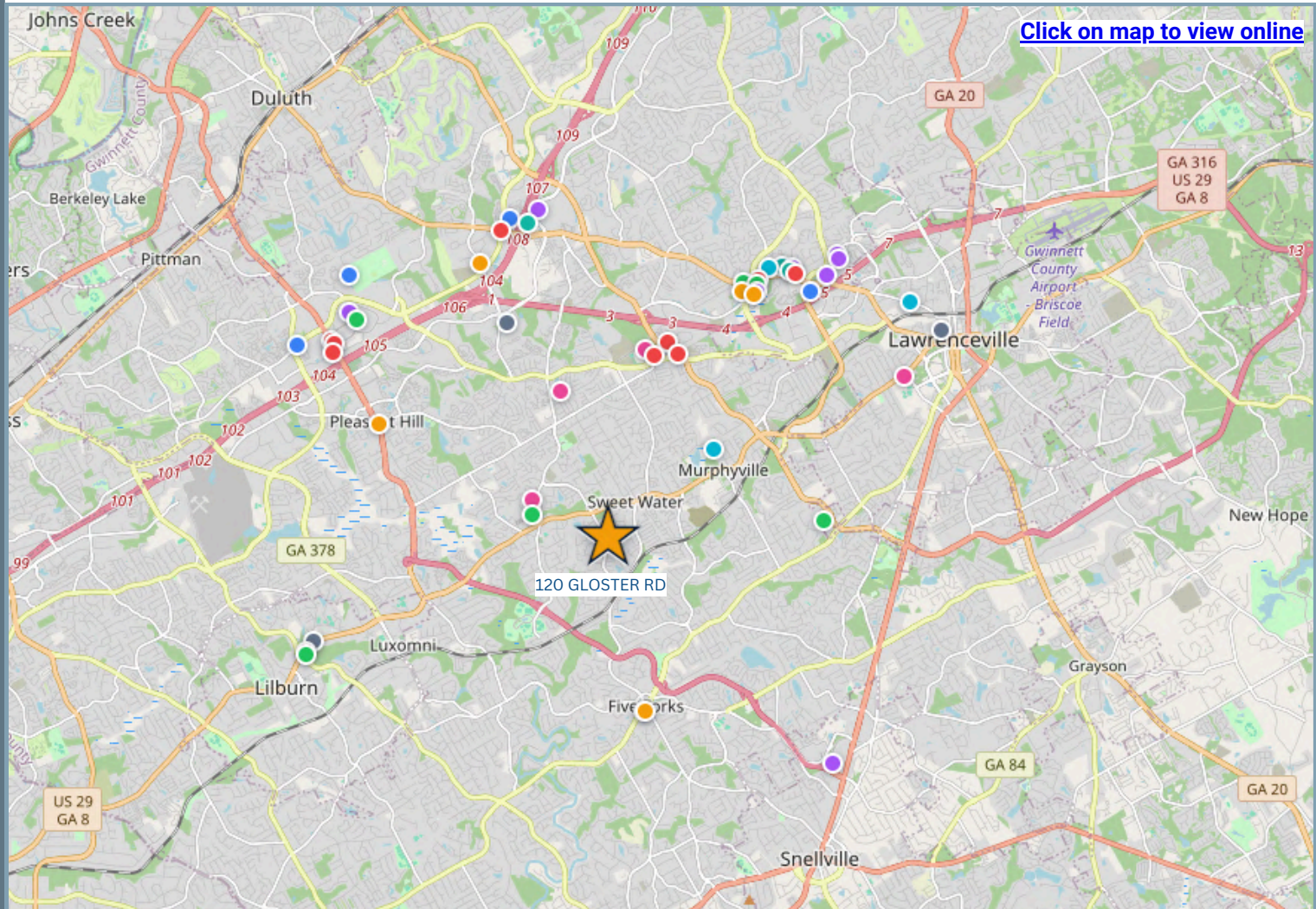
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,592	95,547	240,666
HOUSEHOLDS	3,934	29,598	80,094
AVERAGE HH INCOME	\$115,523	\$114,973	\$104,239





AREA MAP

120 Gloster Road NW is s located minutes from I-85, 316 (University Pkwy), and Ronald Reagan Pkwy.



NEARBY PLACES

[Explore Lawrenceville in this interactive map](#)

Dining

10

Shopping

8

Grocery

6

Healthcare

4

Services

5

Recreation

4

Government

3

Education

4

Lodging

3





AERIAL PERSPECTIVE





FLOOR PLAN

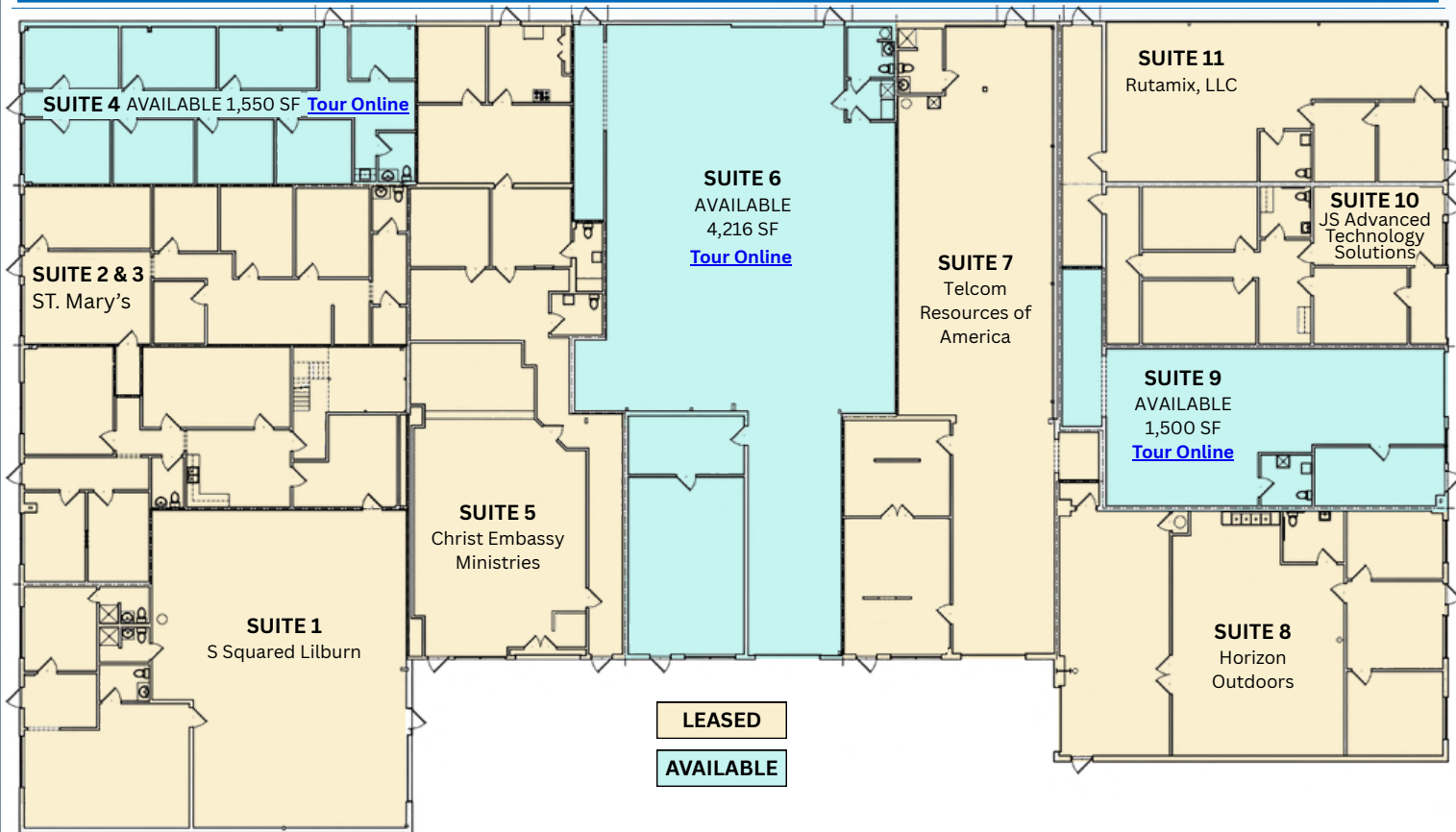


PHOTO GALLERY

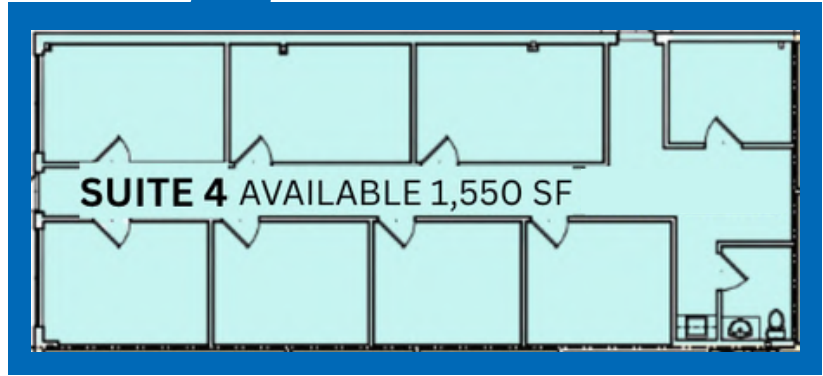




SUITE 4

1,550 SF [Tour Online](#)

- Office Space
- Excellent street front visibility

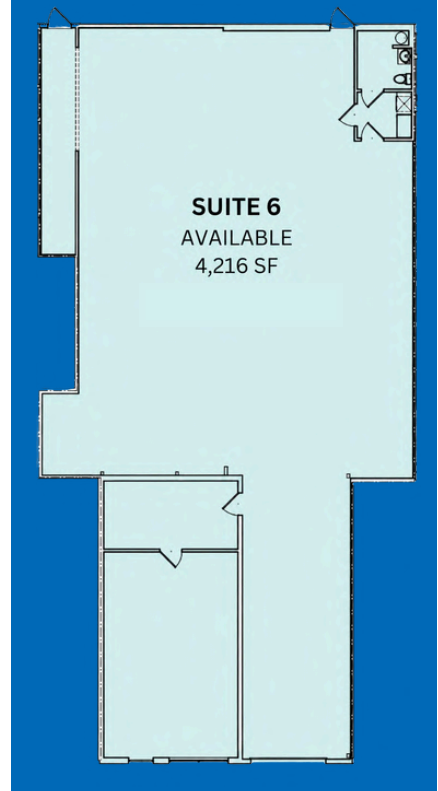




SUITE 6

4,216 SF [Tour Online](#)

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





SUITE 9

1,500 SF [Tour Online](#)

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

