

FOR SALE

550 Trackside

550 N Clayton Street, Lawrenceville, GA



Award-Winning Operating Venue



SCOTLAND
WRIGHT
ASSOCIATES

The Property

PROPERTY DETAILS

A 120-year-old landmark in the heart of downtown Lawrenceville's Depot District — built in 1904 from Stone Mountain granite. Today, 550Trackside is a fully operational, award-winning event venue with rare adaptive-reuse potential.

12,731 SF

Historic Venue Building

0.96 AC

Site Area

1904

Year Built

General Business

Zoning – City of Lawrenceville

What Makes It Unique



HISTORIC & UNIQUE 120-year-old landmark



MULTIPLE USE CASES Event, hospitality, faith, office, mixed-use



BUSINESS + REAL ESTATE Sell as real estate or as a turnkey venue



DOWNTOWN LOCATION Heart of Lawrenceville's growing core



AWARD-WINNING Established brand and event reputation



PARKING 60 on-site spots, plus 100+ public spaces in adjacent lots

Site & Setting

SITE & SETTING

Award-Winning outdoor ceremony space + a historic stone-and-brick interior – all in on rare downtown parcel.



OUTDOOR CEREMONY GARDEN



GRAND RECEPTION HALL

Site Highlights

0.96 AC PARCEL Rare downtown footprint with mature gardens.

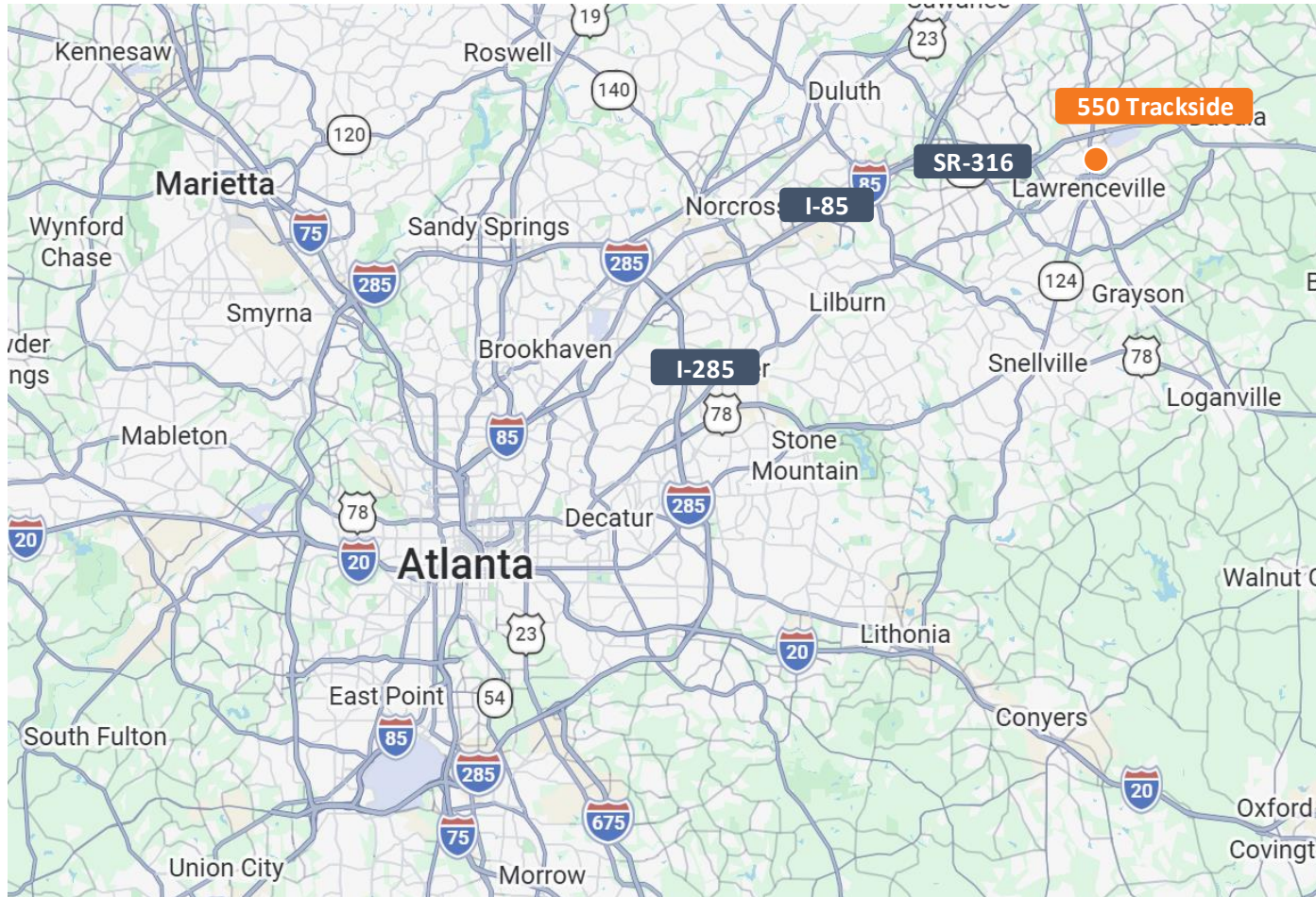
HIGH VISIBILITY Adjacent rail line and N Clayton Street.

DOWNTOWN CORE Steps from Lawrenceville Square & Aurora Theatre.

DUAL EXPERIENCE Indoor reception hall + outdoor ceremony garden.

Location

MAP & DIRECTIONS



~30 Miles

To Downtown Atlanta



I-85 & SR-316

Direct Access



~45 Min

To Hartsfield-Jackson Airport



Steps Away

To Lawrenceville Square

The Historic Depot District

LAWRENCEVILLE, GEORGIA

Two centuries of rail heritage – now the heart of a \$240M+ downtown revival.

\$200M

SouthLawn live-work-play district — 600+ homes & retail, complete

\$40M

The Lawrence — 120-room Hilton Tapestry hotel, opens Summer 2026

+8.7%






Population growth since 2020 — 33,200+ residents and climbing

80,000+

Live, work & do business across greater Lawrenceville



Area Attractions

-  Aurora Theatre & Lawrenceville Arts Center
-  Slow Pour, Ironshield & Third Rail craft scene
-  College Corridor to Georgia Gwinnett College
-  380-space public parking deck
-  Walkable to the Historic Square & Courthouse

Downtown Lawrenceville Demographics

DOWNTOWN CONTEXT

City of Lawrenceville + 5-mile radius



Key Demographics

City Population (2024)	~31,900
Population Growth Since 2000	+42.3%
Median Household Income (city)	\$61,561
Median HH Income (5-mi radius)	\$92,919
Median Age	32.9
Median Property Value	\$350,600
Largest University	Ga Gwinnett College
County Seat	Gwinnett County

Property Photos



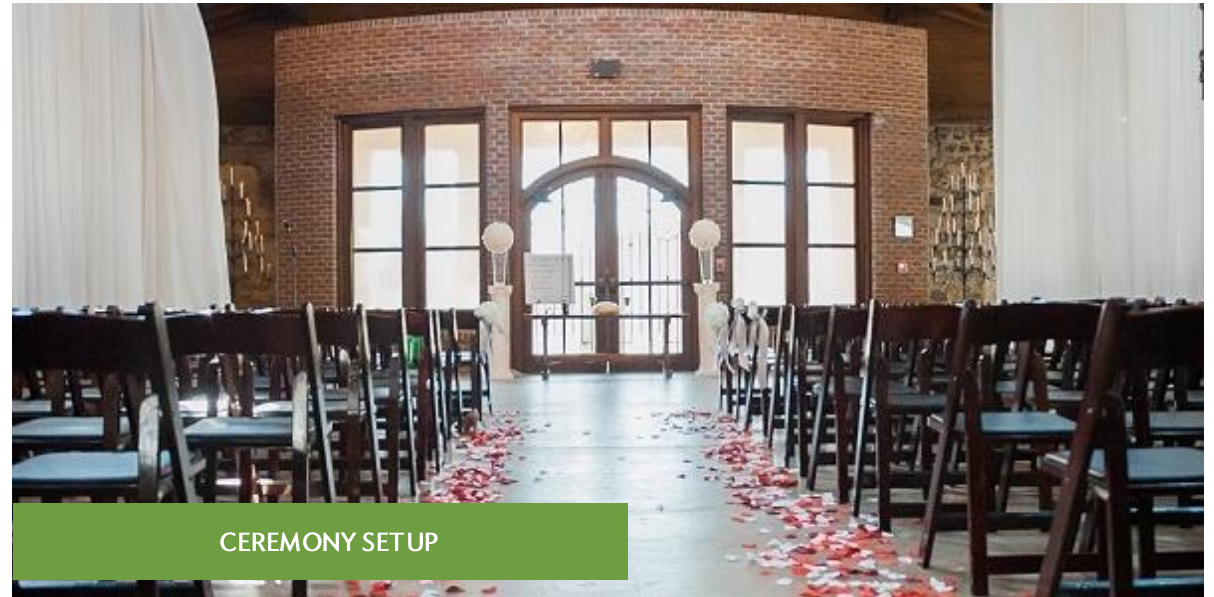
OUTDOOR CEREMONY GARDEN



GRAND RECEPTION HALL



INTERIOR DETAIL



CEREMONY SETUP

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