

# FREESTANDING 2ND GENERATION RESTAURANT FOR LEASE

3277 Lawrenceville-Suwanee Rd, GA 30024



**3,276 SF Available  
For Lease**

## PROPERTY HIGHLIGHTS

- 3,276 SF freestanding restaurant available for lease
- Signalized intersection access
- Prominent visibility, frontage and exposure to Lawrenceville-Suwanee Road (40,400 VPD)
- Walmart outparcel and directly across from Lowe's, shared signalized intersection
- Over \$140,000 average household income within 1-mile of site
- 1.05 acre parcel

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	3,616	64,369	181,112
Average HH Income	\$140,304	\$129,166	\$117,954

EXCLUSIVE AGENT  
**PATRICK BENTLEY**  
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# Large Aerial | 3277 Lawrenceville-Suwanee Rd, GA 30024

