

1638 Lawrenceville Hwy  
Lawrenceville, GA 30044  
Gwinnett County

**FOR SALE**  
1.48 ACRE PARTIALLY  
DEVELOPED RETAIL PAD  
**\$750,000**

STRATEGIC LOCATION  
SURROUNDED BY  
DIVERSE BUSINESSES

- Walgreens
- Advance Auto Parts
- Truist Bank
- Bank of America

Ackerman & Co.

WILL GOFF  
770.913.3957  
wgoff@ackermanco.net

J.T SPEROS  
770.913.3949  
jtsperos@ackermanco.net

www.ackermanco.com



### GREAT OPPORTUNITY FOR RETAIL /COMMERCIAL SPACE

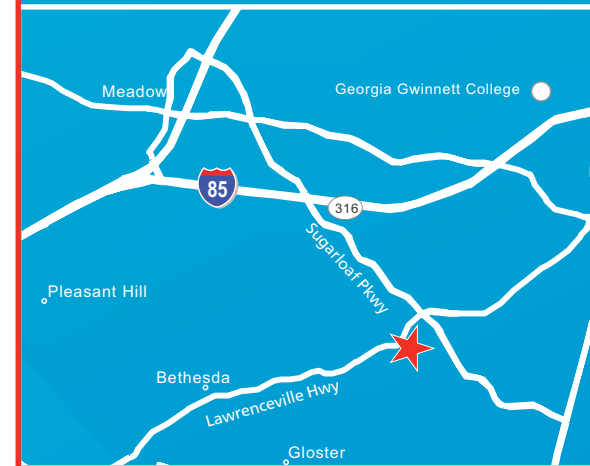
- 1.48 acre property, zoned C-2 - Commercial, partially developed pad
- Prime location on Lawrenceville Highway, 500 feet from the intersection of and Sugarloaf Pkwy
- Excellent street visibility on Lawrenceville Highway with 31,200 vehicles per day
- 2 miles to State Route 316 via Sugarloaf Parkway



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## AREA DEMOGRAPHICS (2020)



POPULATION

1-MILE	9,847
3-MILE	90,095
5-MILE	237,504



HOUSEHOLDS

1-MILE	3,088
3-MILE	29,712
5-MILE	79,046



AVG HH INCOME

1-MILE	\$78,738
3-MILE	\$84,758
5-MILE	\$67,991



MED HH INCOME

1-MILE	\$67,109
3-MILE	\$67,991
5-MILE	\$68,295

FOR MORE INFORMATION, CONTACT:

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