

**RAW LAND  
FOR SALE  
FULLY ENTITLED**

**9.96 ACRES**

**RESIDENTIAL**

**RESIDENTIAL**  
Villages at Huntercrest

**Publix**



**EXIT 109**  
EXIT 12,600 VPD

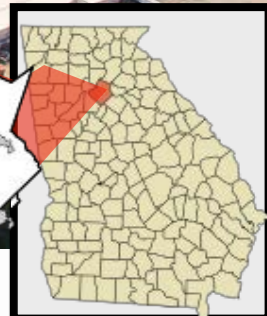
**I-85**  
167,000 VPD

**Old Peachtree Rd. NW**  
21,500 VPD



**SUWANEE  
NORTH ON I-85**

**GWINNETT PLACE  
SOUTH ON I-85**



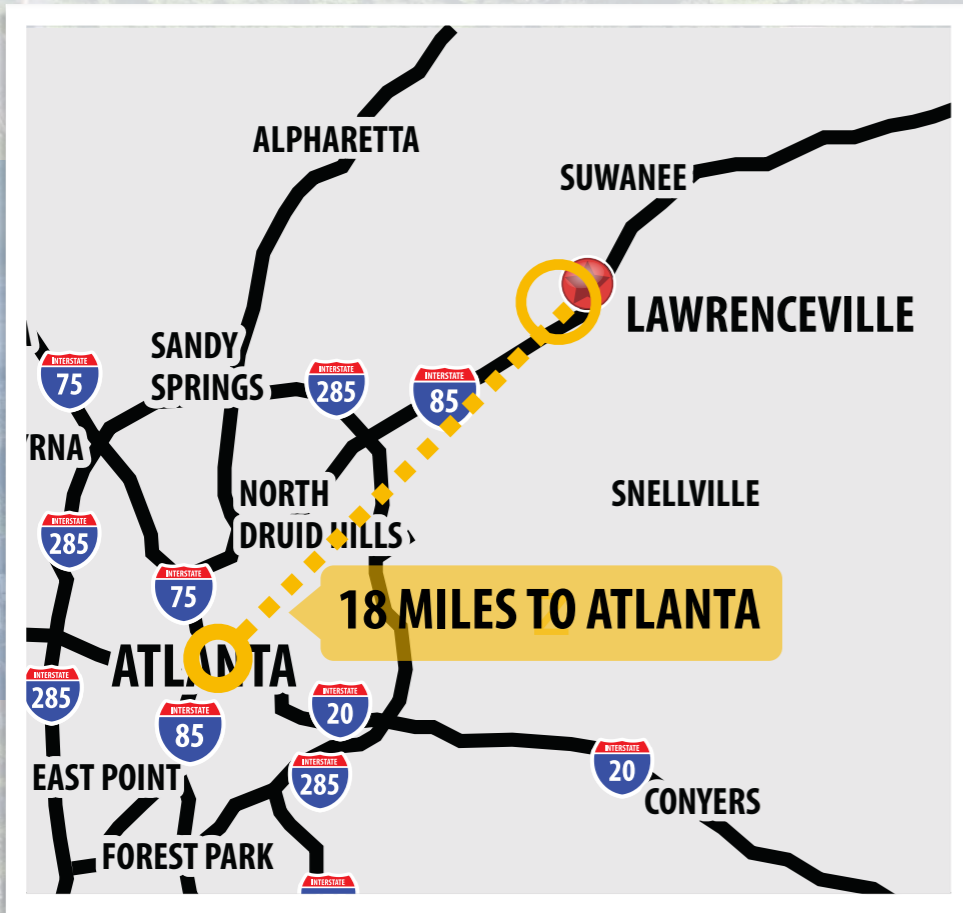
**LAWRENCEVILLE, GA**  
2370 Sever Rd. Lawrenceville, GA 30043

**INDEPENDENT LIVING COMMUNITY**  
AGE RESTRICTED (55+)  
FULLY ENTITLED 200 UNITS

**Ronnie DeThomas**  
Direct: 678-689-0398  
Mobile: 404-307-2636  
rdethomas@abernathytimberlake.com

**Jeremy Yarbrough, CCIM**  
Direct: 678-689-0395  
Mobile: 770-815-1153  
jyarbrough@abernathytimberlake.com

# PROPERTY SUMMARY



**INTERSTATE 85 I-85**

**167,000 VPD**

**Old Peachtree Road NW 21,500 VPD**

**I-85 Exit Ramp EXIT 109 12,600 VPD**



**RETAIL CENTER OF GRAVITY CLOSE PROXIMATION**



**LOCATED NEAR GWINNETT ARENA**  
*Infinite Energy*



**GREAT VISIBILITY AND ACCESS**  
To I-85 and major arteries



**ALLOWABLE USES INCLUDE:**

- Age restricted multi-family up to 200 units
- Hotel Development (6-10 stories)
- Office Development (3-10 stories)



**LOCATED NEAR MAJOR STREET ARTERIES**



**LOCATED NEAR EMPLOYMENT OPPORTUNITIES**



**LOCATED NEAR RESIDENTIAL & SCHOOLS**



**ALL UTILITIES AVAILABLE**



**LAND AREA**  
9.96 Acres  
Zoned O-1 in Gwinnett County

# DEMOGRAPHIC PROFILE

## POPULATION

### 1 MILES      3 MILES      5 MILES

2020 Estimated Population	7,403	69,921	215,233
2025 Projected Population	7,673	72,953	225,659
Projected Annual Growth (2020-2025)	270 - 0.7%	3,032 - 0.9%	10,426 - 1.0%

## HOUSHOLDS

2020 Estimated Households	2,249	22,897	71,946
2025 Projected Households	2,357	24,038	75,893

## HOUSEHOLD INCOME

2020 Estimated Median Household Income	\$97,608	\$85,383	\$80,984
--	----------	----------	----------

## BUSINESS

2020 Estimated Total Businesses	930	5,773	14,866
2020 Estimated Total Employees	10,300	58,454	134,830

## MAJOR EMPLOYERS IN LAWRENCEVILLE, GA

Gwinnett County Public School System	20,421
Gwinnett County Government	4,817
Gwinnett County Healthcare System	2,908
Publix	2,700
Wal-Mart	2,215
State of Georgia	2,084
Kroger	1,917
United States Postal Service	1,582
Cisco1	1,530
Fiserv2	1,444



**\$80,984**

**MEDIAN HH INCOME** 5 Mile Radius



**215,233**

**POPULATION** 5 Mile Radius



**71,946**

**HOUSEHOLDS** 5 Mile Radius



**4.0%**

**UNEMPLOYMENT RATE** 5 Mile Radius



**168,087**

**LABOR FORCE**  
*EDPA.org*  
5 Mile Radius

# SURROUNDING MARKET

RESIDENTIAL

**SUGARLOAF MILLS**  
A SIMON CENTER

**BAM!** OFF 5TH FOREVER 21

**THE CHILDREN'S PLACE** **COLD STONE**

**ROSS** DRESS FOR LESS

**OLD NAVY** **NIKE**

OFF BROADWAY **claire's**

Bath&BodyWorks **Foot Locker**

**CHAMPS** **TACO BELL** **SUBWAY**

**amc** **DQ** **GNC**

rue21 **BURGER KING** **LOFT OUTLET** **H&M**

**carter's** **FINISH LINE** **AVE'S**

**Hilton** **AMERICAN EAGLE**

**SKECHERS** Eddie Bauer

SHOE DEPT. ENCORE **AMERICAN FURNITURE** FURNITURE - MATTRESS

**zumiez** **LEGO** **Burlington**

ATLANTA →

**GWINNETT PLACE MALL**  
*It's My Place!*

RESIDENTIAL

**Infinite Energy**

13,000-seat arena hosting concerts, sporting events, ballet, rodeos, conventions & trade shows.

**I-85** **INTERSTATE 85**

167,000 VPD

RESIDENTIAL

**Gwinnett Campus**  
**UNIVERSITY OF GEORGIA**

**RESIDENTIAL**  
Villages at Huntercrest

RESIDENTIAL

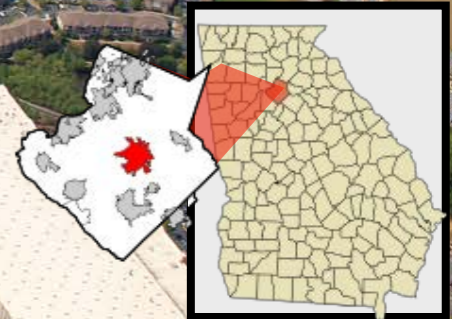
**Publix**



**The Piedmont Bank**

**The Heights at Old Peachtree**

**Provenza at Old Peachtree**



**EXIT 109**



**SUWANEE**  
NORTH ON I-85 ↓

# SURROUNDING MARKET

RESIDENTIAL

Lawrenceville 

**Kroger** Great Clips  
**Walgreens**  
 Bank of America **WELLS FARGO**  
**Panera** Starbucks **SUBWAY**  
 bp **SportClips**  
**McJ's**  
**WHICH WICH** **T** **marco's**  
**TRUIST** **TRUIST** **HH**

 I-85 167,000 VPD 

**InfiniteEnergy**  
 13,000-seat arena hosting concerts, sporting events, ballet, rodeos, conventions & trade shows.


RESIDENTIAL

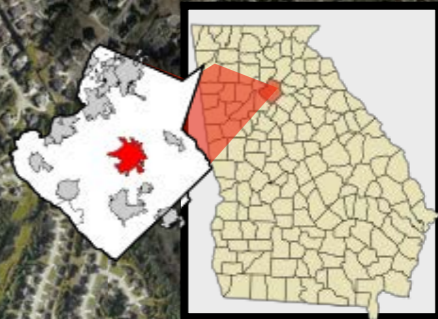
RESIDENTIAL

Snellville Plaza

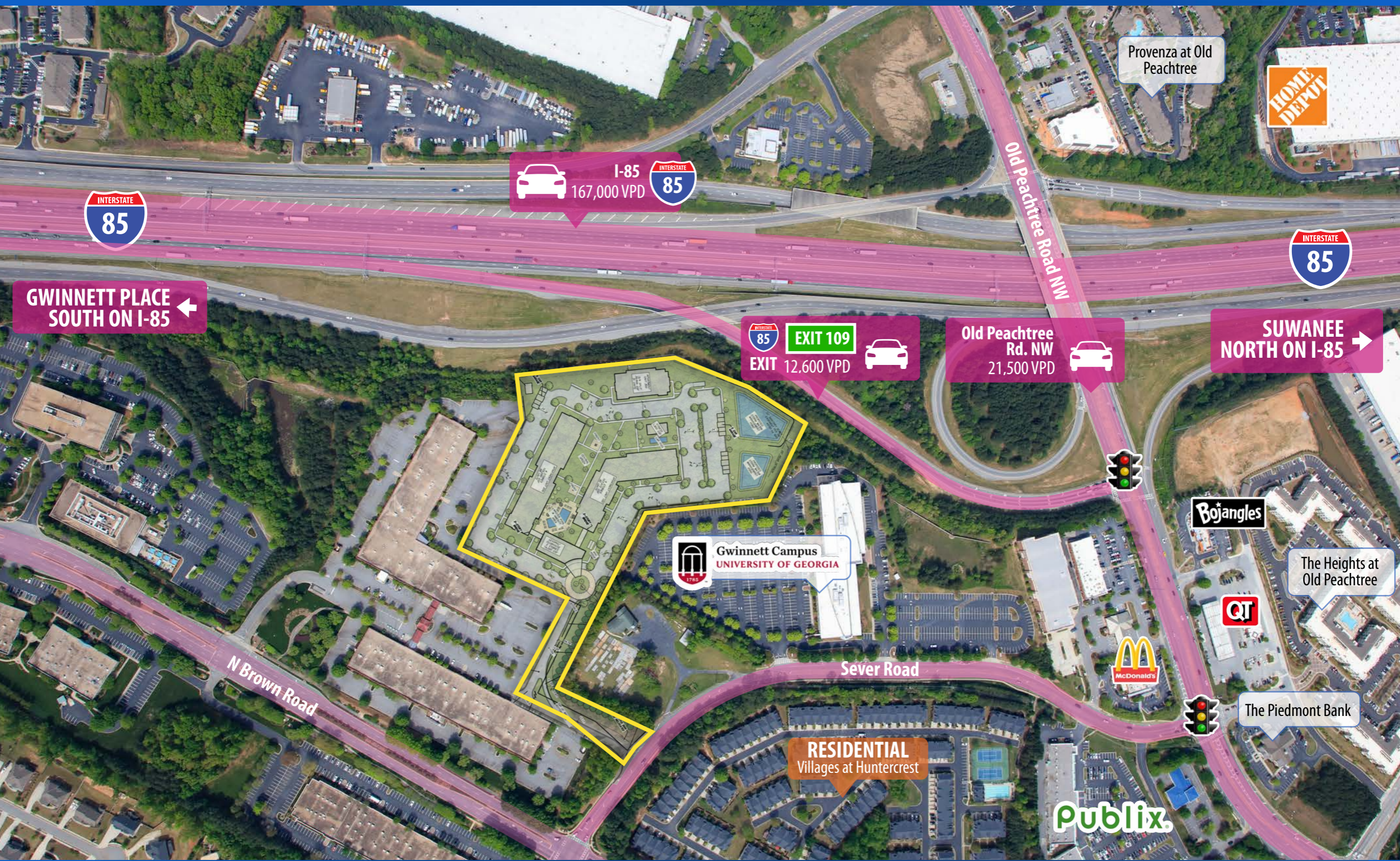
**BAM!** **FOREVER 21**  
**THE CHILDREN'S PLACE** **ROSS**  
**OLD NAVY** **NIKE**  
 OFF BROADWAY SHOE **claire's**  
 Bath & Body Works **Foot Locker**  
**CHAMPS** **TACO BELL** **SUBWAY**  
**amc** **DQ** **GNC**  
**rue21** **BURGER KING** **LOFT** **H&M**  
**carter's** **FINISH LINE** **WAVE & MISTER**  
**Hilton** **AMERICAN EAGLE**  
**SKECHERS** **Eddie Bauer**  
**SHOE DEPT. ENCORE** **AMERICAN FREIGHT FURNITURE - MATTRESS**  
**zumiez** **LEGO** **Burlington**

RESIDENTIAL

ATLANTA 



# PROPERTY OVERVIEW



**GWINNETT PLACE SOUTH ON I-85** ←

**I-85**  
167,000 VPD

**EXIT 109**  
EXIT 12,600 VPD

**Old Peachtree Rd. NW**  
21,500 VPD

**SUWANEE NORTH ON I-85** →

**Gwinnett Campus**  
UNIVERSITY OF GEORGIA

**RESIDENTIAL**  
Villages at Huntercrest

Provenza at Old Peachtree



The Heights at Old Peachtree



The Piedmont Bank



# PROPERTY OVERVIEW



**Old Peachtree Rd. NW**  
21,500 VPD



**Publix.**

**RESIDENTIAL**  
Villages at Huntercrest

**RESIDENTIAL**

**EXIT 109**  
EXIT 12,600 VPD



**Gwinnett Campus**  
UNIVERSITY OF GEORGIA

**INTERSTATE 85**

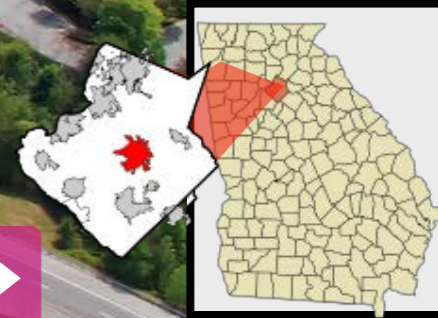
**SUWANEE NORTH ON I-85**



**I-85**  
167,000 VPD



**GWINNETT PLACE SOUTH ON I-85**



**2370 Partners, LLC**

1505 Lakes Parkway,  
Suite 190  
Lawrenceville, GA 30043

**Ronnie DeThomas**  
Direct: 678-689-0398  
Mobile: 404-307-2636  
rdethomas@abernathytimberlake.com

**Jeremy Yarbrough, CCIM**  
Direct: 678-689-0395  
Mobile: 770-815-1153  
jyarbrough@abernathytimberlake.com

**2370 Sever Rd. Lawrenceville, GA 30043**

**P. 7**

# PROPERTY SUMMARY

SUWANEENORTH ON I-85

EXIT 109  
EXIT 12,600 VPD



I-85  
167,000 VPD



GWINNETT PLACE  
SOUTH ON I-85

DEVELOPER WILL PROVIDE CHURCH WITH  
• A NEW 6" ALUMINUM PICKET FENCE ALONG PROPERTY LINE  
• FURNISH AND INSTALL NEW EVERGREEN SCREENING  
• REMOVE UP TO FOUR EXISTING DDH TREES ON CHURCH PROPERTY.

SCALE: 1" = 60'





# PROPERTY RENDERINGS



# PROPERTY RENDERINGS



Snellville Plaza

# 2370 *Partners, LLC*

---

**Ronnie DeThomas**

Direct: 678-689-0398

Mobile: 404-307-2636

[rdethomas@abernathytimberlake.com](mailto:rdethomas@abernathytimberlake.com)

**Jeremy Yarbrough, CCIM**

Direct: 678-689-0395

Mobile: 770-815-1153

[jyarbrough@abernathytimberlake.com](mailto:jyarbrough@abernathytimberlake.com)