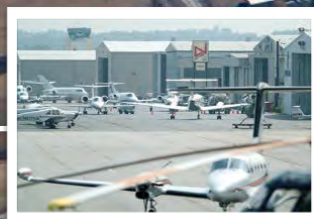


PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT
OR GROUND LEASE

±1.87 ACRES



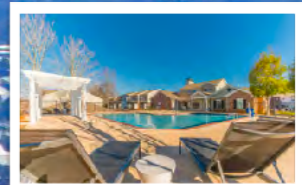
Gwinnett County Airport

119,000 Flights
50 aviation-related tenants, almost 200 hangars, and about 300 aircraft based at the airport.

Rhodes Jordan Park

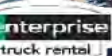
- | | |
|---|------------------------|
| Consolidated Pipe & Supply | Majors Management |
| Lanier Outdoor Equipment | Atlanta Attachment Co |
| United Rentals | Capital City Glass Inc |
| Core & Main | DDS |
| City Electric Supply | BlueLinX |
| Byrd & Flanigan Crematory & Funeral Service | |

LAWRENCEVILLE



Groves of Lawrenceville
±300 APARTMENTS

Heights at Lawrenceville
±300 Apartments



SR 316
64,300 VPD

SR-20
34,800 VPD



THE WREN
350 APARTMENTS

NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

ATLANTA

ATHENS

Billboard NOT included is GL/BTS

SITE



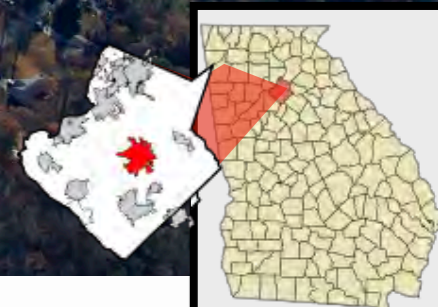
Lendon Conn.

Hometown USA Express
Car Wash-Lube-Emission



SR-20
50,700 VPD

BUFORD



LAWRENCEVILLE
GEORGIA

PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT OR GROUND LEASE

LAWRENCEVILLE, GA

733 Buford Dr, Lawrenceville, GA 30043



Ronnie DeThomas
Cell: 404-3072636
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Jeremy Yarbrough, CCIM
Cell: 678-689-0395
jyarbrough@abernathytimberlake.com

MARKET OVERVIEW



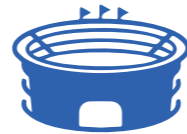
LAWRENCEVILLE GEORGIA



The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come here from around the globe. The proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.

Lawrenceville is home to one of the premier hospitals in the region, Gwinnett Medical Center. GMC is a non-profit, 500-bed health care network based in Gwinnett County. It comprises two hospitals, plus several supporting medical facilities, with more than 4,300 employees and more than 800 affiliated physicians. The flagship campus of GMC is located in Lawrenceville near the intersection of Highway 316 and Duluth Highway 120.



Coolray Field

Home to minor league baseball team "Gwinnett Stripers"



Gas South District

Formerly Infinite Energy Arena

PROPERTY SUMMARY

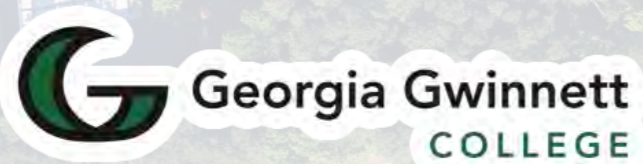


The property has an excellent location just south of the intersection of Buford Drive and GA Hwy 316 in Lawrenceville. Buford Drive links downtown Lawrenceville to I-85 and the Mall of Georgia.

Select Neighboring Tenants Include:
McDonald's, KFC, U-Haul, Checkers, Dunkin', Waffle House, Mavis Discount Tires and More



	SR-316	64,300 VPD
	SR-20 or Buford Dr.	50,700 VPD



Georgia Gwinnett College (Georgia Gwinnett or GGC) is a public college in Lawrenceville, Gwinnett County, Georgia. Georgia Gwinnett College opened on August 18, 2006. It has grown rapidly from its original 118 students in 2006 to over 12,000 in 2019.



LOCATED NEAR EMPLOYMENT OPPORTUNITIES



LOCATED NEAR GWINNETT ONLINE CAMPUS



LOCATED NEAR RESIDENTIAL & SCHOOLS



LOCATED NEAR MAJOR HWY & TRAFFIC ARTERY



GREAT VISIBILITY AND ACCESS
SR-316 and major arteries



ALL UTILITIES AVAILABLE



LAND AREA
±1.87 Acres



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BUILD-TO-SUIT OR GROUND LEASE
±1.87 ACRES AVAILABLE - LOCATED NEXT TO HWY 316
733 Buford Dr, Lawrenceville, GA 30043

DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES	10 MILES
2023 Estimated Population	3,744	70,719	194,422	667,004
2028 Projected Population	3,794	75,207	206,967	730,030
Projected Annual Growth (2023-2028)	50-0.3%	4,488-1.3%	12,545-1.3%	63,026-1.9%


HOUSHOLDS	1 MILES	3 MILES	5 MILES	10 MILES
2023 Estimated Households	874	23,572	62,966	222,388
2028 Projected Households	894	25,354	67,494	245,772

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES	10 MILES
2023 Estimated Median Household Income	\$92,719	\$80,713	\$92,835	\$98,472

BUSINESS	1 MILES	3 MILES	5 MILES	10 MILES
2023 Estimated Total Businesses	577	5,303	11,861	43,247
2023 Estimated Total Employees	4,585	36,365	74,466	271,511

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



\$98,472

MEDIAN HH INCOME 10 Mile Radius




667,004

POPULATION 10 Mile Radius



222,388

HOUSEHOLDS 10 Mile Radius



2.1%

UNEMPLOYMENT RATE 10 Mile Radius

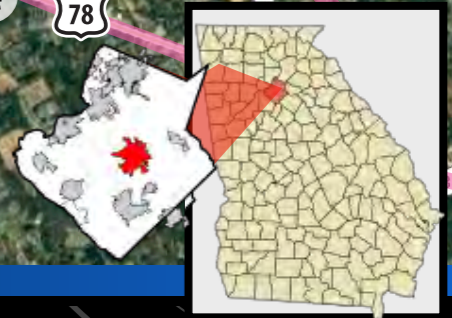
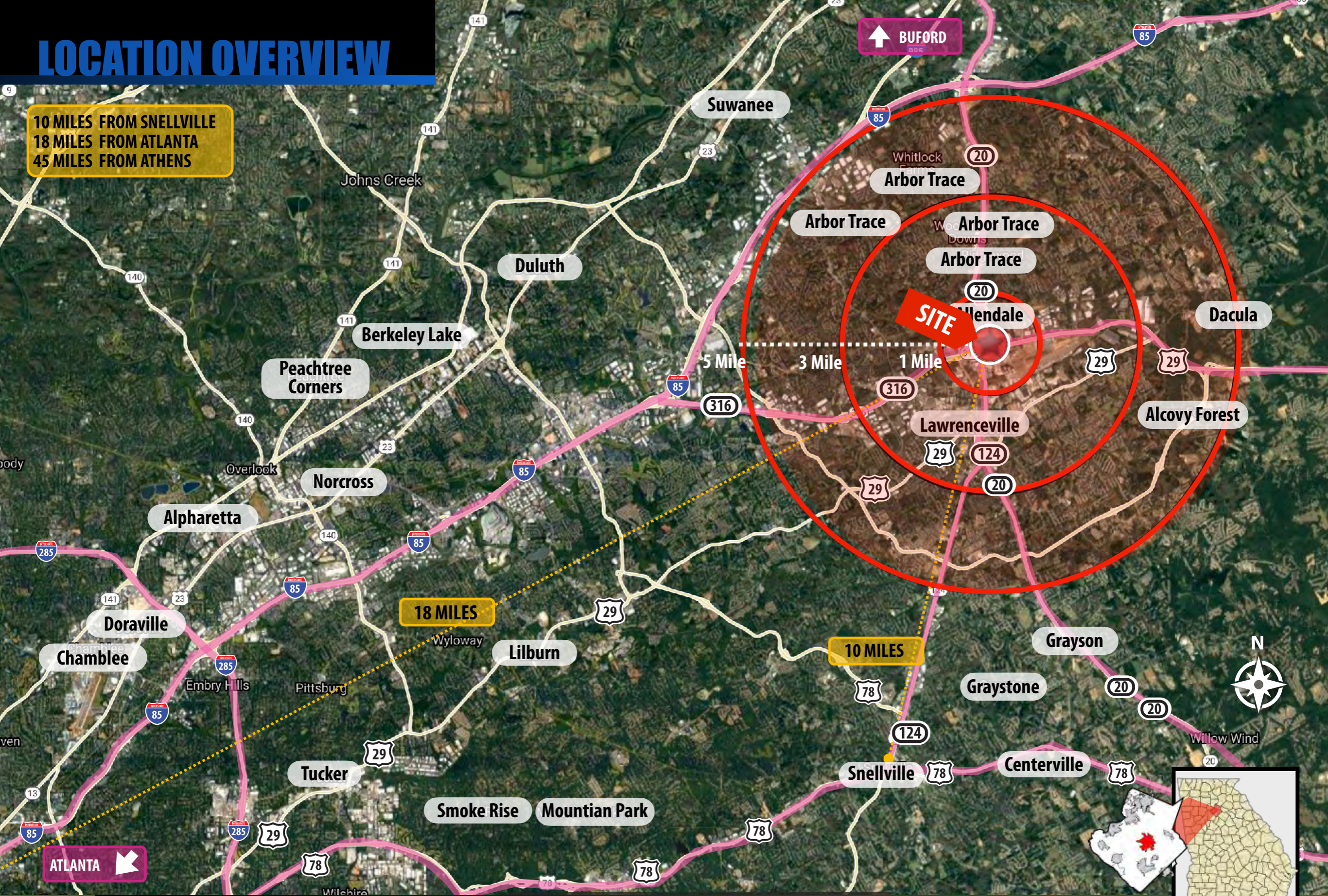


521,159

LABOR FORCE
EDPA.org
10 Mile Radius

LOCATION OVERVIEW

10 MILES FROM SNELLVILLE
18 MILES FROM ATLANTA
45 MILES FROM ATHENS



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BUILD-TO-SUIT OR GROUND LEASE
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733 Buford Dr, Lawrenceville, GA 30043

SURROUNDING MARKET

FIFTH THIRD BANK **HOBBY LOBBY**

Marshalls **ROSS** **target** **DOLLAR TREE**

GNC **amc** **GOLD'S GYM** **Badcock & more**

Bath & Body Works **SALLY BEAUTY** **THE HOME DEPOT**

PET SMART **HOOTERS** **IHOP** **pep's**

TACOMAC **TANERA** **Starbucks** **Smoothie King** **sweetFrog**

FIREHOUSE SUBS **SHOE CARNIVAL** **verizon**

LONGHORN STEAKHOUSE **CHIPOTLE** **tropical CAFE** **WELLS FARGO** **Office DEPOT** **OfficeMax**

T Publix **PRADA EXPRESS** **EISENBERG BAGELS** **FIVE GUYS**

Meat Market **Great Clips** **Jason's deli** **SportClips**

WILLY'S MEXICANA GRILL **burn boot camp** **BURGERFI**

MATTRESS FIRM **jiffy lube**

Planet Smoothie **Jockey Mixx** **TRUIST** **ALDI**

COUNTRY **AutoZone** **Speedy**

Bank of America **TRUIST** **QT** **QuikTrip**

TEXACO **CVS pharmacy**

Days Inn **Applebees** **Starbucks**

Kentucky Fried Chicken **McDonald's** **TACO BELL** **Chick-fil-A**

PHILLY **metro** **by F-Mobile**

Pep Boys **ZAXBY'S** **DUNKIN'**

BURGER KING **PAPA JOHN'S** **Krystal**

SUBWAY **Sherwin-Williams**

Race Trac **CAPTAIN D'S** **AAMCO**

Great Expressions **THE HOME DEPOT** **Holiday Inn Express** **Red Roof**

RESIDENTIAL

RESIDENTIAL

↑ BUFORD

Georgia Gwinnett COLLEGE

Georgia Gwinnett College (Georgia Gwinnett or GGC) is a public college in Lawrenceville, Gwinnett County, Georgia. It is a member of the University System of Georgia. Georgia Gwinnett College opened on August 18, 2006. It has grown rapidly from its original 118 students in 2006 to over 12,000 in 2019.

THE WREN
350 APARTMENTS



SITE

Heights at Lawrenceville
±300 Apartments

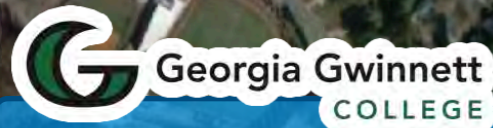
← ATLANTA

↓ LAWRENCEVILLE

→ ATHENS



SURROUNDING MARKET



Georgia Gwinnett College (Georgia Gwinnett or GGC) is a public college in Lawrenceville, Gwinnett County, Georgia. It is a member of the University System of Georgia. Georgia Gwinnett College opened on August 18, 2006. It has grown rapidly from its original 118 students in 2006 to over 12,000 in 2019.

RESIDENTIAL

THE WREN
350 APARTMENTS



Lendon Conn.
NEW APARTMENTS AND
GWINNETT COLLEGE ACCESS ROAD

SITE

SR 316
55,800 VPD

SR-20
50,700 VPD

SR 316
64,300 VPD

SR-20
34,800 VPD

Heights at Lawrenceville
±300 Apartments



Ronnie DeThomas
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rdethomas@DeThomasInvestments.com



Jeremy Yarbrough, CCIM
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jyarbrough@abernathytimberlake.com

BUILD-TO-SUIT OR GROUND LEASE
±1.87 ACRES AVAILABLE - LOCATED NEXT TO HWY 316
733 Buford Dr, Lawrenceville, GA 30043

SURROUNDING MARKET



BUFORD

ATHENS

Gwinnett Online Campus

Classic Collision

Pawn Smart
Bloom Smoke & Vape
Sun Massage
Tint World

CUBESMART
management

Hometown USA Express
Car Wash-Lube-Emission

Lendon Conn.

**NEW APARTMENTS AND
GWINNETT COLLEGE ACCESS ROAD**

THE WREN
350 APPARTMENTS



SR-20
50,700 VPD

SR 316
64,300 VPD

SR-20
34,800 VPD

Billboard NOT included is GL/BTS

SITE

Heights at Lawrenceville
±300 Apartments

Gwinnett County Airport
119,000 Flights
50 aviation-related tenants,
almost 200 hangars, and about
300 aircraft based at the airport.

- | | |
|---|------------------------|
| Consolidated Pipe & Supply | Majors Management |
| Lanier Outdoor Equipment | Atlanta Attachment Co |
| United Rentals | Capital City Glass Inc |
| Core & Main | DDS |
| City Electric Supply | BlueLinX |
| Byrd & Flanigan Crematory & Funeral Service | |

ATLANTA

LAWRENCEVILLE



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SURROUNDING MARKET

ATLANTA

RESIDENTIAL

BUFORD

THE WREN
350 APARTMENTS



Lendon Conn.

Hometown USA Express
Car Wash-Lube-Emission

Classic Collision

Pawn Smart
Bloom Smoke & Vape
Sun Massage
Tint World

CUBESMART
management

Advance
Auto Parts

TAKE 5

CITGO

ASSOCIATED
CREDIT UNION

MAVIS
PARTS
TIRE

316

SR-20
50,700 VPD

20

QT

Valvoline

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

SR-20
34,800 VPD

20

SITE

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SR 316
64,300 VPD

316

LAWRENCEVILLE

Heights at
Lawrenceville
±300 Apartments

316

- Consolidated Pipe & Supply
- Lanier Outdoor Equipment
- United Rentals
- Core & Main
- City Electric Supply
- Byrd & Flanigan Crematory & Funeral Service
- Majors Management
- Atlanta Attachment Co
- Capital City Glass Inc
- DDS
- BlueLinx

USA Auto Sales

ATHENS



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SURROUNDING MARKET

ATHENS ↗

Gwinnett Online Campus



Gwinnett County Airport
 119,000 Flights
 50 aviation-related tenants, almost 200 hangars, and about 300 aircraft based at the airport.

JACKSON
 ELECTRIC MEMBERSHIP CORPORATION

±1.87 ACRES
 Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SR 316 (316)
 64,300 VPD

Heights at Lawrenceville
 ±300 Apartments

LAWRENCEVILLE →

SR-20 (20)
 50,700 VPD

QT

Valvoline

SITE

Billboard NOT included is GL/BTS

← BUFORD

Hometown USA Express
 Car Wash-Lube-Emission

Lendon Conn.

↔ NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

CUBESMART
 management

Advance Auto Parts

↖ ATLANTA

PROPERTY OVERVIEW



±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

ATHENS ↑

316

Heights at
Lawrenceville
±300 Apartments

- | | |
|---|------------------------|
| Consolidated Pipe & Supply | Majors Management |
| Lanier Outdoor Equipment | Atlanta Attachment Co |
| United Rentals | Capital City Glass Inc |
| Core & Main | DDS |
| City Electric Supply | BlueLinX |
| Byrd & Flanigan Crematory & Funeral Service | |

SR 316 64,300 VPD

SITE

Valvoline

SR-20 50,700 VPD

SR-20 34,800 VPD

Billboard NOT included is GL/BTS

NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

Hardee's

RaceTrac

LAWRENCEVILLE →

← BUFORD

Lendon Conn.

316

ATLANTA ↓



BUFORD

ATHENS

ATLANTA

LAWRENCEVILLE

Classic Collision

Pawn Smart
Bloom Smoke & Vape
Sun Massage
Tint World

CUBESMART
management

Hometown USA Express
Car Wash-Lube-Emission

Lendon Conn.

SR-20
50,700 VPD
20

SR 316
64,300 VPD
316

SR-20
34,800 VPD
20

Heights at
Lawrenceville
±300 Apartments

Billboard NOT
included is GL/BTS

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SITE

PROPERTY OVERVIEW



Lendon Conn.

← NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD →

SR-20
50,700 VPD

20

Billboard NOT included is GL/BTS

SITE

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SR 316
64,300 VPD

316

CUBESMART management

Hometown USA Express
Car Wash-Lube-Emission

Advance Auto Parts

QT

Valvoline

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

PROPERTY OVERVIEW



JACKSON
ELECTRIC MEMBERSHIP CORPORATION

QT

Valvoline

Billboard NOT included is GL/BTS

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SITE

AVAILABLE
GL/BTS 2.0 +/- Acres
For more information - 678-689-0395

SR-20
50,700 VPD

20

316

SR 316
64,300 VPD

PROPERTY OVERVIEW



← NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

Lendon Conn.

SR-20
50,700 VPD



20

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SITE

Billboard NOT included is GL/BTS

SR 316
64,300 VPD



PROPERTY OVERVIEW



±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

Billboard NOT included is GL/BTS

SR-20 50,700 VPD

SR 316 64,300 VPD

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

QT

Valvoline

Lendon Conn.

NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

LAWRENCEVILLE
GEORGIA

DeThomas
INVESTMENTS LLC

Ronnie DeThomas
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rdethomas@DeThomasInvestments.com

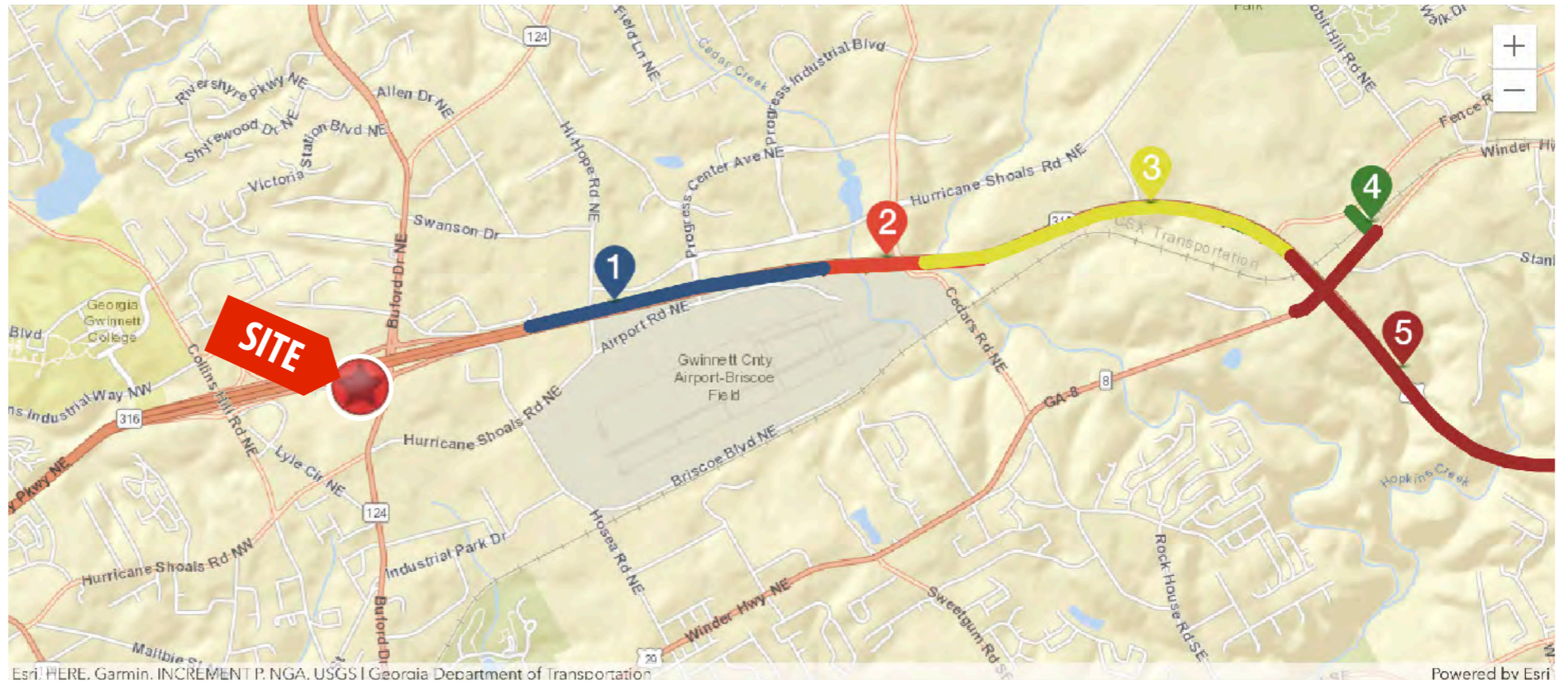
YARBROUGH
DEVELOPMENT

Jeremy Yarbrough, CCIM
Cell: 678-689-0395
jyarbrough@abernathytimberlake.com

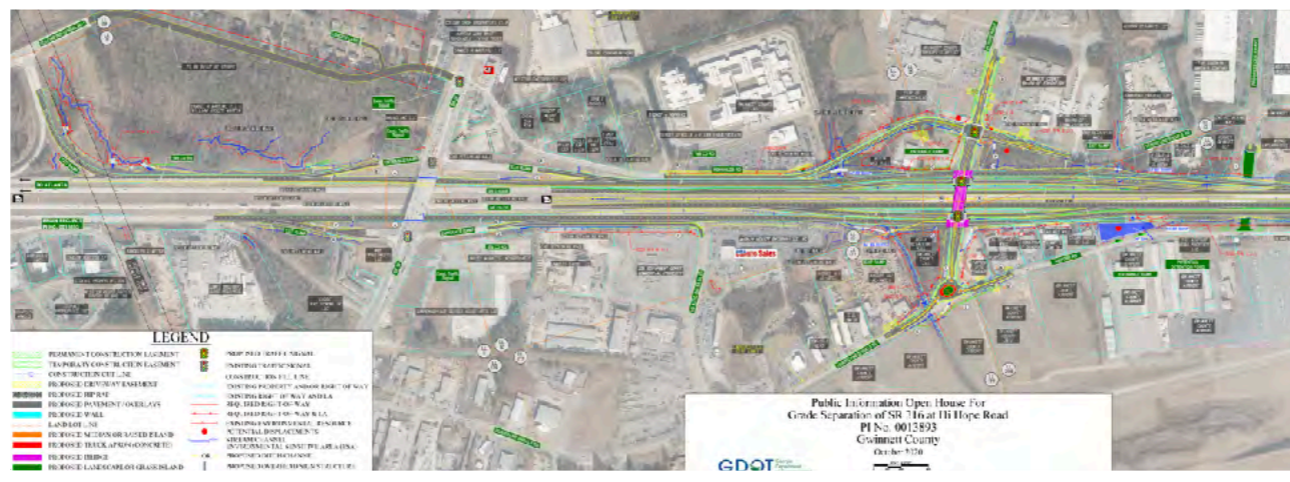
BUILD-TO-SUIT OR GROUND LEASE
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733 Buford Dr, Lawrenceville, GA 30043

GWINNETT/GDOT ROAD PROJECTS

[Click Here For More Information.](#)



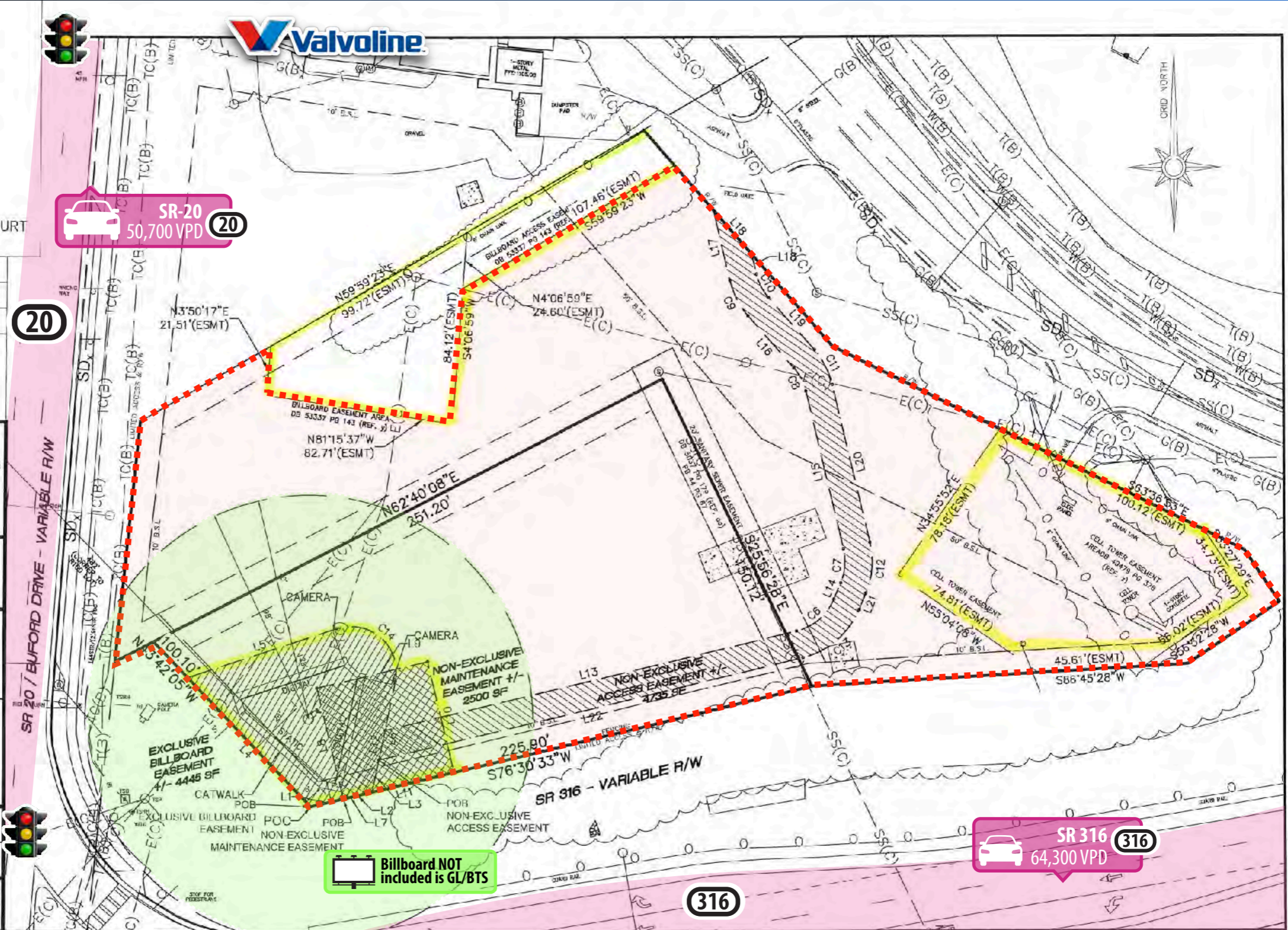
[Click Here For More Information.](#)



[Click here to watch movie.](#)

- 1
SR 316 at Hi Hope Road
 A new interchange and CD system from east of Collins Hill Road to west of Cedars Road
Construction 2022/2023
- 2
SR 316 at Cedars Road
 At grade access to SR 316 for SB and NB closure at Cedars Road
Construction 2022/2023
- 3
SR 316 at Hurricane Trail
 New interchange for SR 316 at Hurricane Trail and new SR 316 lanes to Fence Road
- 4
SR 316 at Fence Road
 Creates a new location roadway connection between Fence Road to SR 8/ US 29/ Winder Highway
- 5
SR 316 at SR 8/ US 29/ Winder Highway
 New interchange for SR 316 at SR 8/US 29/Winder Highway and new SR 316 lanes

PROPERTY SURVEY



RESERVED FOR CLERK OF COURT FILING INFORMATION

SR-20
50,700 VPD **(20)**

(20)

SR 316
64,300 VPD **(316)**

(316)

Billboard NOT included is GL/BTS

Rev.	Description	
<p>ATKINS 1600 RiverEdge Pkwy, NW, Suite 700 Atlanta, GA 30328 Tel: +1 770.933.0280 www.atkinsglobal.com Copyright © Atkins Limited (2013)</p>		
<p>Client DeThomas Development, LLC</p>		
<p>Project Title Billboard Easements</p>		
<p>Drawing Title Land Lot Line 12 City of Lawrenceville Gwinnett County, GA</p>		
Scale	Drawn	Checked
1"=40'	RGG	AT
Original Size	Date	Date
ANSI A	08/11/23	08/11/23
<p>Drawing Number 100058053 BB ESMT</p>		



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BUILD-TO-SUIT OR GROUND LEASE
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733 Buford Dr, Lawrenceville, GA 30043



LAWRENCEVILLE GEORGIA



RONNIE DETHOMAS

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