

PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT
OR GROUND LEASE

±1.87 ACRES

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

Heights at
Lawrenceville
±300 Apartments

↑ LAWRENCEVILLE

SR-20
34,800 VPD

Walmart
KOHLS

SR 316
64,300 VPD

Billboard NOT
included is GL/BTS

SITE

Valvoline

SR-20
50,700 VPD

ATLANTA →

Lendon Conn. ↔ NEW APARTMENTS AND
GWINNETT COLLEGE ACCESS ROAD



**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

QT

↓ BUFORD



LAWRENCEVILLE
GEORGIA

DeThomas
INVESTMENTS LLC

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YARBROUGH
DEVELOPMENT

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PRIME RETAIL DEVELOPMENT
BUILD-TO-SUIT OR GROUND LEASE
LAWRENCEVILLE, GA
733 Buford Dr, Lawrenceville, GA 30043

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.

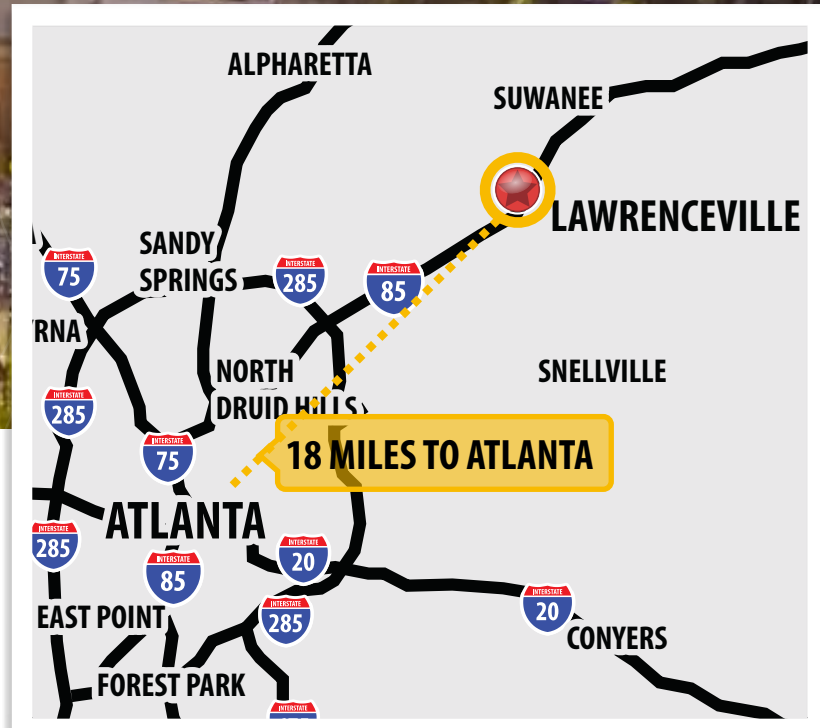


Coolray Field

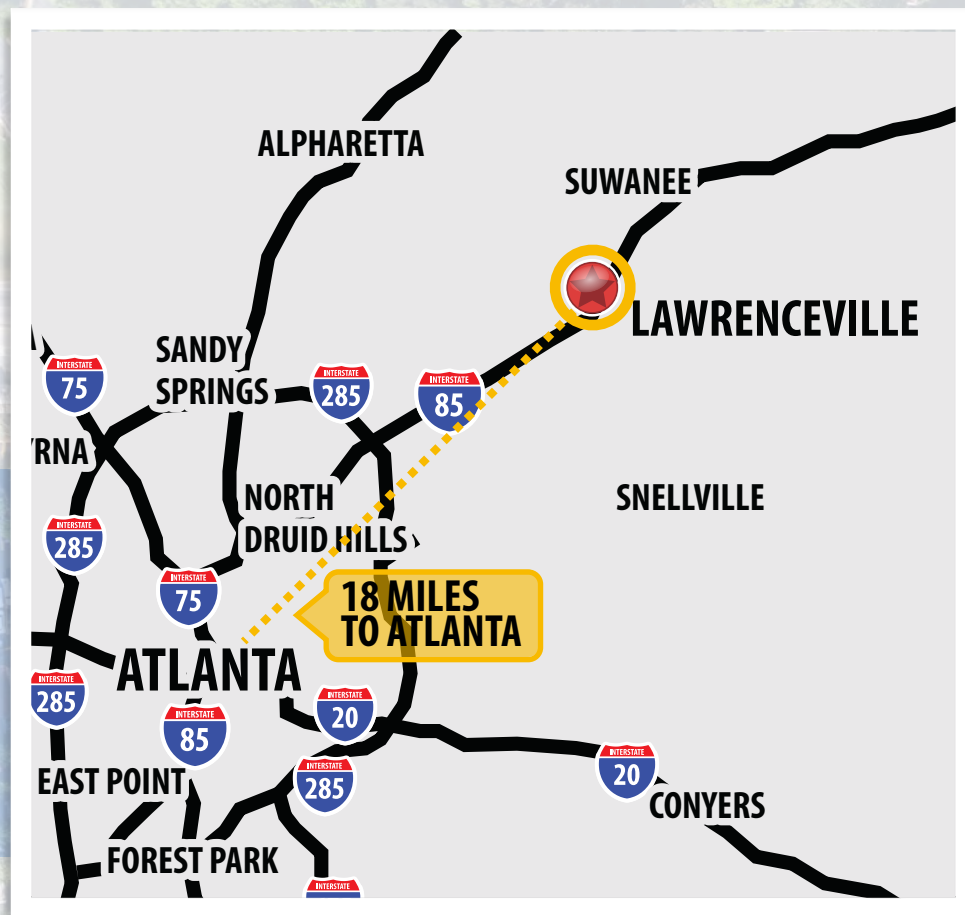
Home to minor league baseball team "Gwinnett Stripers"



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



(316)	SR-316	64,300 VPD
(20)	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

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				
2023 Estimated Households	874	23,572	62,966	222,388
2028 Projected Households	894	25,354	67,494	245,772
HOUSEHOLD INCOME				
2023 Estimated Median Household Income	\$92,719	\$80,713	\$92,835	\$98,472
BUSINESS				
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



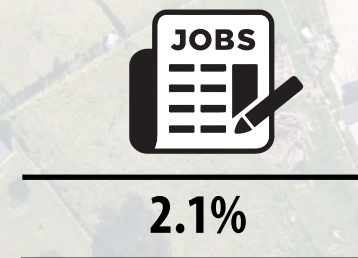
MEDIAN HH INCOME 10 Mile Radius



POPULATION 10 Mile Radius



HOUSEHOLDS 10 Mile Radius



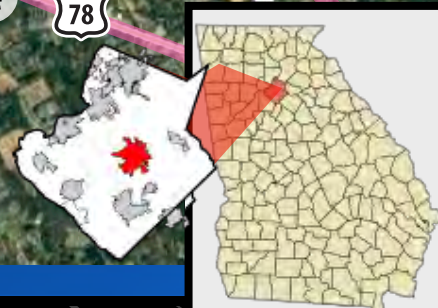
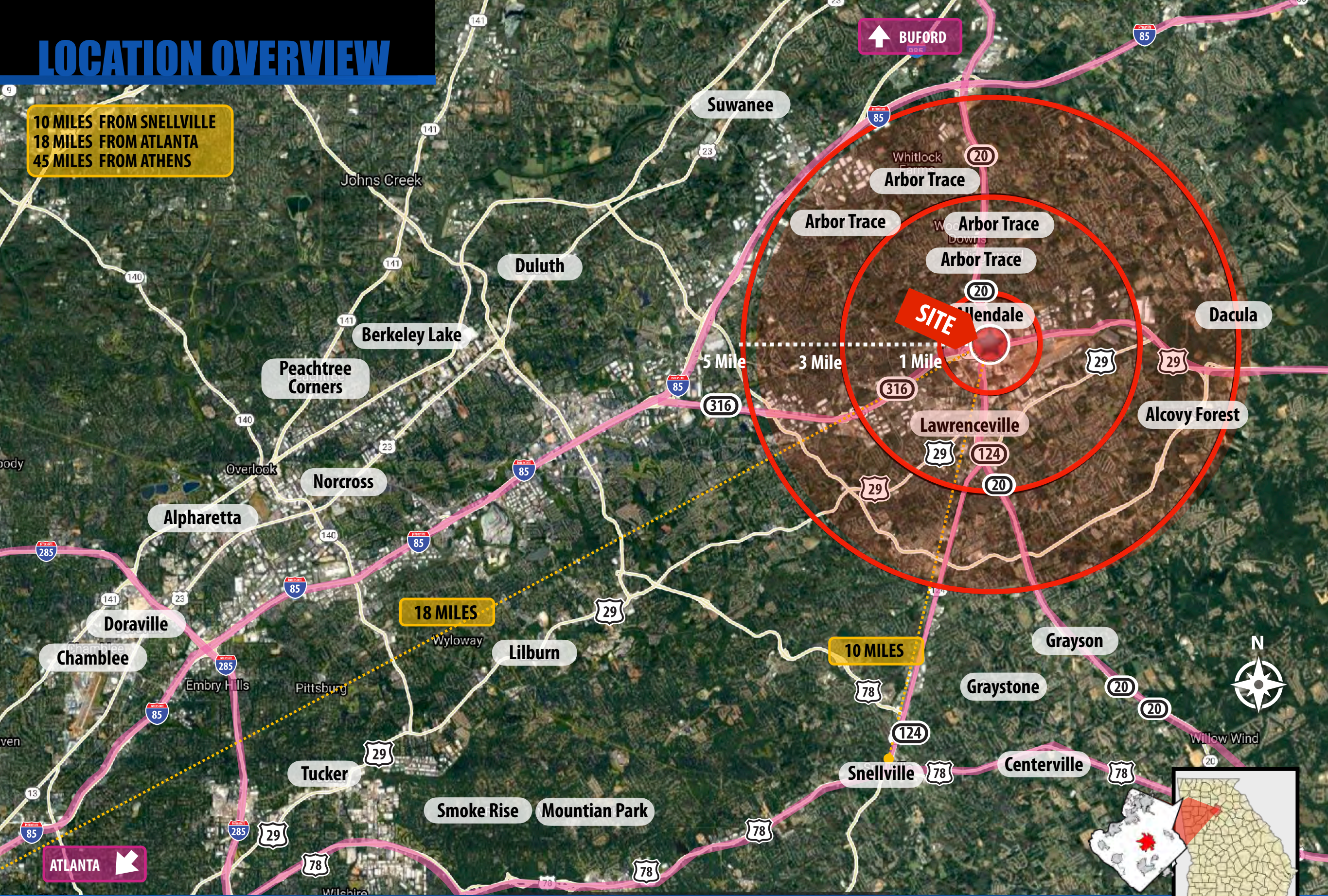
UNEMPLOYMENT RATE 10 Mile Radius



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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± 1.87 ACRES AVAILABLE - LOCATED NEXT TO HWY 316
733 Buford Dr, Lawrenceville, GA 30043

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** **Red Lobster**

TACOMAC **Tanera** **Starbucks** **Steak 'n Shake** **sweetFrog**

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

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

T Publix **PANDA EXPRESS** **ERSTEIN BROS** **FIVE GUYS**

Mac's **Great Clips** **Jason's deli** **SportClips**

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

MATTRESS FIRM **jiffy lube**

Planet Smoothie **Jockey Mike's** **TRUIST** **ALDI**

COUNTRY **AutoZone** **Speedy** **AUTO SERVICE**

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

TEXACO **CVS pharmacy**

Days Inn **Applebee's** **Starbucks**

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

PHILLY CONNECTION **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** **H** **Holiday Inn Express** **Red Roof**

RESIDENTIAL

RESIDENTIAL

↑ BUFORD

SURROUNDING MARKET

Georgia Gwinnett COLLEGE

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THE WREN
350 APARTMENTS

SITE

ATHENS →

Heights at Lawrenceville
±300 Apartments

← ATLANTA

↓ LAWRENCEVILLE



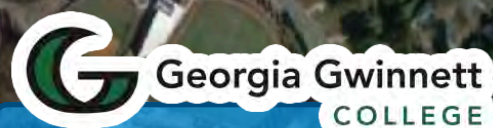
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RESIDENTIAL

THE WREN
350 APARTMENTS



Lendon Conn.

NEW APARTMENTS AND
GWINNETT COLLEGE ACCESS ROAD

ATHENS →

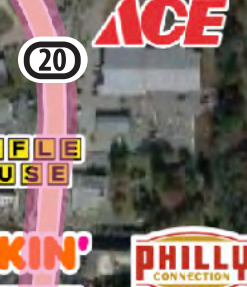
SR 316
64,300 VPD

Heights at
Lawrenceville
±300 Apartments

SR 316
55,800 VPD

SR-20
34,800 VPD

SR-20
50,700 VPD



University Pkwy

University Pkwy

← ATLANTA

↓ LAWRENCEVILLE



SURROUNDING MARKET



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

Gwinnett Online Campus

ATHENS →

Pawn Smart
Bloom Smoke & Vape
Sun Massage
Tint World

Classic Collision

CUBESMART
management

Hometown USA Express
Car Wash-Lube-Emission

Lendon Conn.

↔ NEW APARTMENTS AND
GWINNETT COLLEGE ACCESS ROAD

THE WREN
350 APARTMENTS



JACKSON
ELECTRIC MEMBERSHIP CORPORATION

QT

Billboard NOT
included is GL/BTS

Valvoline

SITE

USA Auto Sales

enterprise
truck rental

SR-20
50,700 VPD

SR 316
64,300 VPD

Heights at
Lawrenceville
±300 Apartments

SR-20
34,800 VPD

↖ **LAWRENCEVILLE**



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733 Buford Dr, Lawrenceville, GA 30043

SURROUNDING MARKET



ATLANTA

LAWRENCEVILLE

RESIDENTIAL

BUFORD

ATHENS

THE WREN
350 APARTMENTS



Hometown USA Express
Car Wash-Lube-Emission

CUBESMART
management

Advance
Auto Parts

TAKE 5

Classic Collision

Pawn Smart
Bloom Smoke & Vape
Sun Massage
Tint World

EITGO

ASSOCIATED
CREDIT UNION

MAVIS
PASSPORT TIRE

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

London Conn.

SR-20
50,700 VPD

SR-20
34,800 VPD

SR 316
64,300 VPD

SITE

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

Heights at
Lawrenceville
±300 Apartments

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

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.

USA Auto Sales

Enterprise truck rental

316

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

Heights at Lawrenceville
±300 Apartments

SR 316 64,300 VPD

QT

Valvoline

SITE

LAWRENCEVILLE

SR-20 50,700 VPD



20

316

← BUFORD

Hometown USA Express
Car Wash-Lube-Emission



Advance Auto Parts

Lendon Conn.

Billboard NOT included is GL/BTS

NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

CUBESMART
management

ATLANTA

PROPERTY OVERVIEW





PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



JACKSON
ELECTRIC MEMBERSHIP CORPORATION

QT

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

Valvoline

Billboard NOT
included is GL/BTS

SITE

AVAILABLE
GL/BTS 2.0 +/- Acres
DeThomas Investments - 678-689-0395

316

SR 316
64,300 VPD **316**

20

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



PROPERTY OVERVIEW





Gwinnett County Airport

119,000 Flights

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



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Lanier Outdoor Equipment
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BlueLinx

↑ **LAWRENCEVILLE**



SR-20
34,800 VPD

ATLANTA →

← **ATHENS**

USA Auto Sales



Heights at Lawrenceville
±300 Apartments

SR 316
64,300 VPD

316

316

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SITE



Billboard NOT included is GL/BTS

SR-20
50,700 VPD

20

↔ **NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD**

Lendon Conn.



20

PROPERTY OVERVIEW

Consolidated Pipe & Supply
Lanier Outdoor Equipment
United Rentals
Core & Main
City Electric Supply
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BlueLinX

← LAWRENCEVILLE

ATLANTA →



Heights at Lawrenceville
±300 Apartments

↔ NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

← ATHENS

SR 316 (316)
64,300 VPD

SR-20
34,800 VPD

SR 316 (316)
64,300 VPD

SR-20 (20)
50,700 VPD

SITE

Valvoline

London Conn.

Billboard NOT included is GL/BTS

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

QT

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BUILD-TO-SUIT OR GROUND LEASE
±1.87 ACRES AVAILABLE - LOCATED NEXT TO HWY 316 **P. 19**
733 Buford Dr, Lawrenceville, GA 30043



SR 316
64,300 VPD

316

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included is GL/BTS

±1.87 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

SR-20
50,700 VPD

20

Valvoline

QT

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

GWINNETT/GDOT ROAD PROJECTS

Click Here For More Information.

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

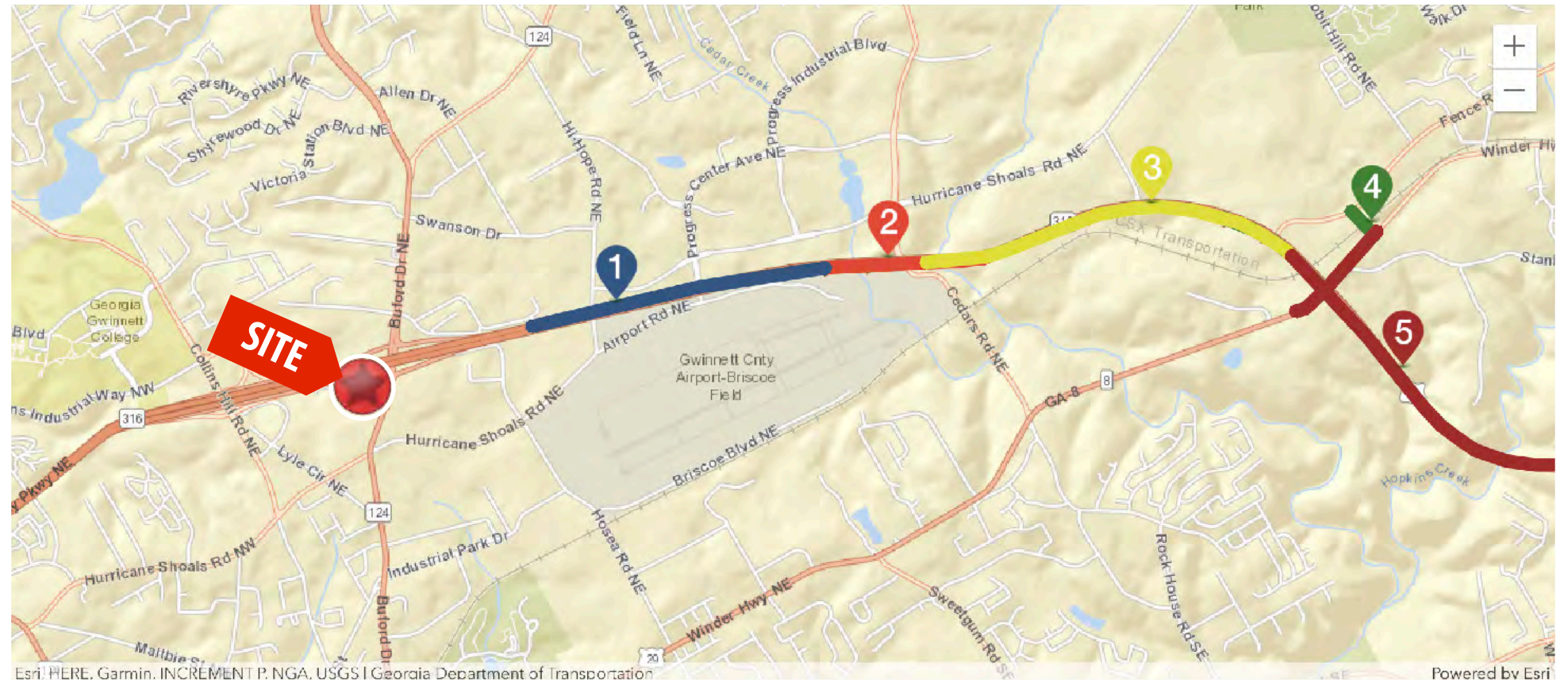
SR 316 at Fence Road

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



Click Here For More Information.



Click here to watch movie.



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733 Buford Dr, Lawrenceville, GA 30043

PROPERTY SURVEY



RESERVED FOR CLERK OF COURT
FILING INFORMATION

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

(20)

SR 20 / BUFORD DRIVE - VARIABLE R/W

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Atlanta, GA 30328
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www.atkinsglobal.com
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Client
DeThomas Development, LLC

Project Title
Billboard Easements

Drawing Title
**Land Lot Line 12
City of Lawrenceville
Gwinnett County, GA**

Scale 1"=10'	Drawn RGG	Checked AT
Original Size ANSI A	Date 08/11/23	Date 08/11/23

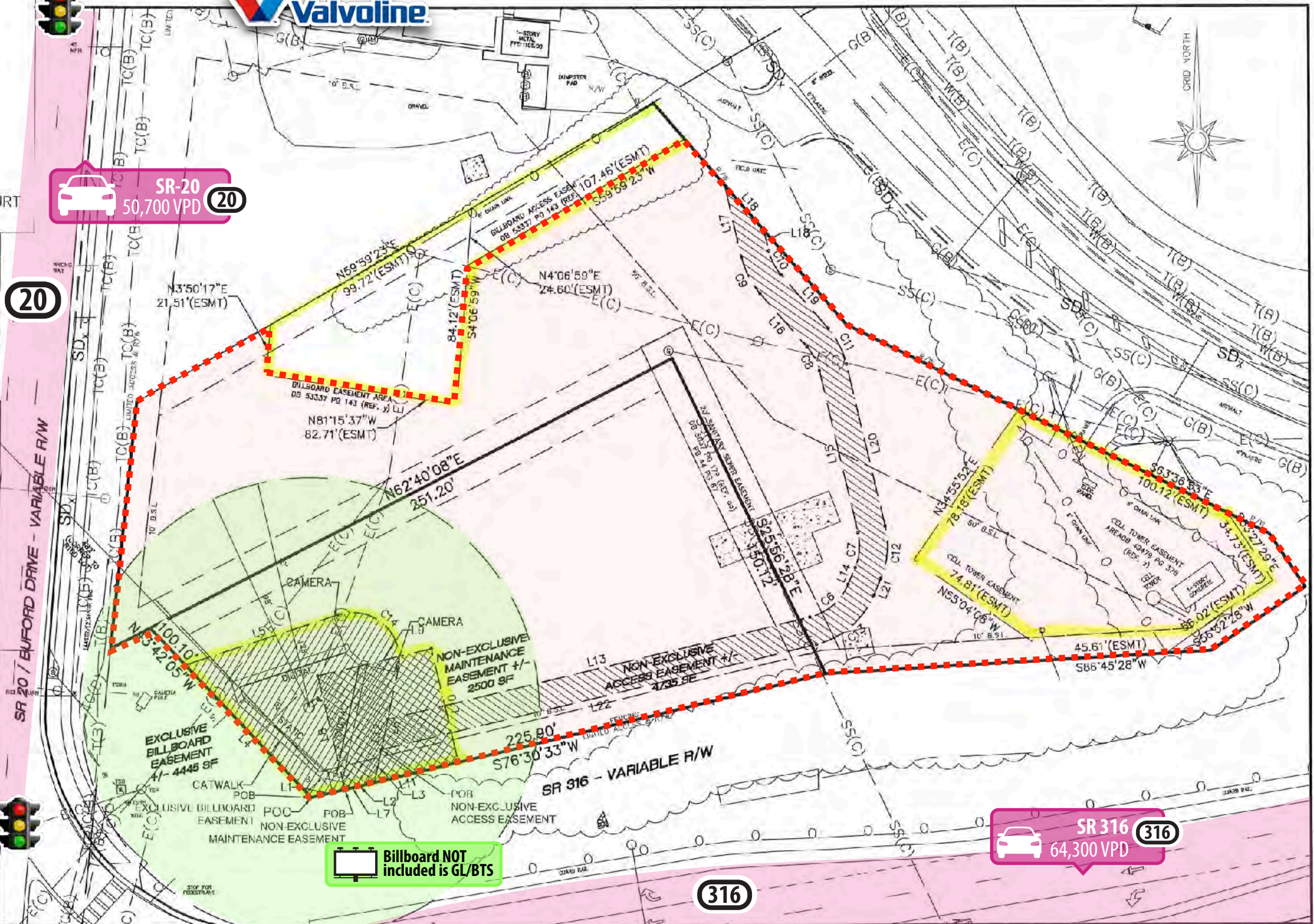
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Billboard NOT included is GL/BTS

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

(316)





LAWRENCEVILLE
GEORGIA



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