PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT OR GROUND LEASE

±2.248 ACRES



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

BUFORD

ATHENS

±2.248 ACRES
Retail Pad Available for Lease
BILLBOARD ON PROPERTY

Gwinnett Online Campus

Pawn Smart
Bloom Smoke & Vape
Sun Massage
Tint World

Classic Collision

JACKSON ELECTRIC MEMBERSHIP CORPORATION

QT

Billboard NOT included is GL/BTS

Valvoline

SITE

USAuto Sales

enterprise truck rental

Hometown USA Express
Car Wash-Lube-Emission

Lendon Conn.

SR-20
50,700 VPD

NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

20

THE WREN
350 APPARTMENTS



SR 316
64,300 VPD
316

Heights at Lawrenceville
±300 Apartments

316

LAWRENCEVILLE

SR-20
34,800 VPD

ATLANTA

LAWRENCEVILLE
GEORGIA

PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT OR GROUND LEASE

LAWRENCEVILLE, GA

733 Buford Dr, Lawrenceville, GA 30043

DeThomas INVESTMENTS LLC

Ronnie DeThomas
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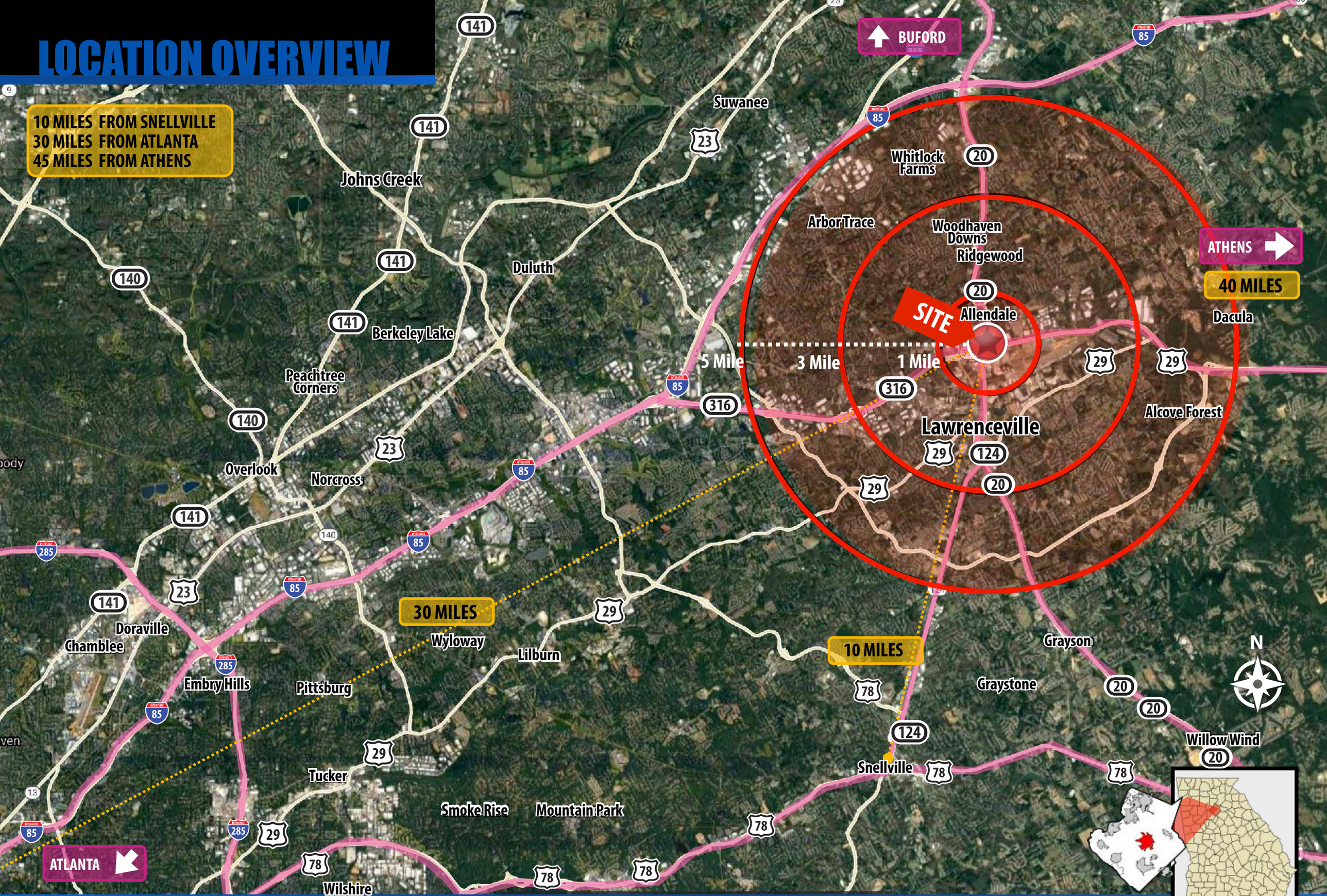
rdethomas@DeThomasInvestments.com

YARBROUGH DEVELOPMENT

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

LOCATION OVERVIEW

10 MILES FROM SNELLVILLE
30 MILES FROM ATLANTA
45 MILES FROM ATHENS



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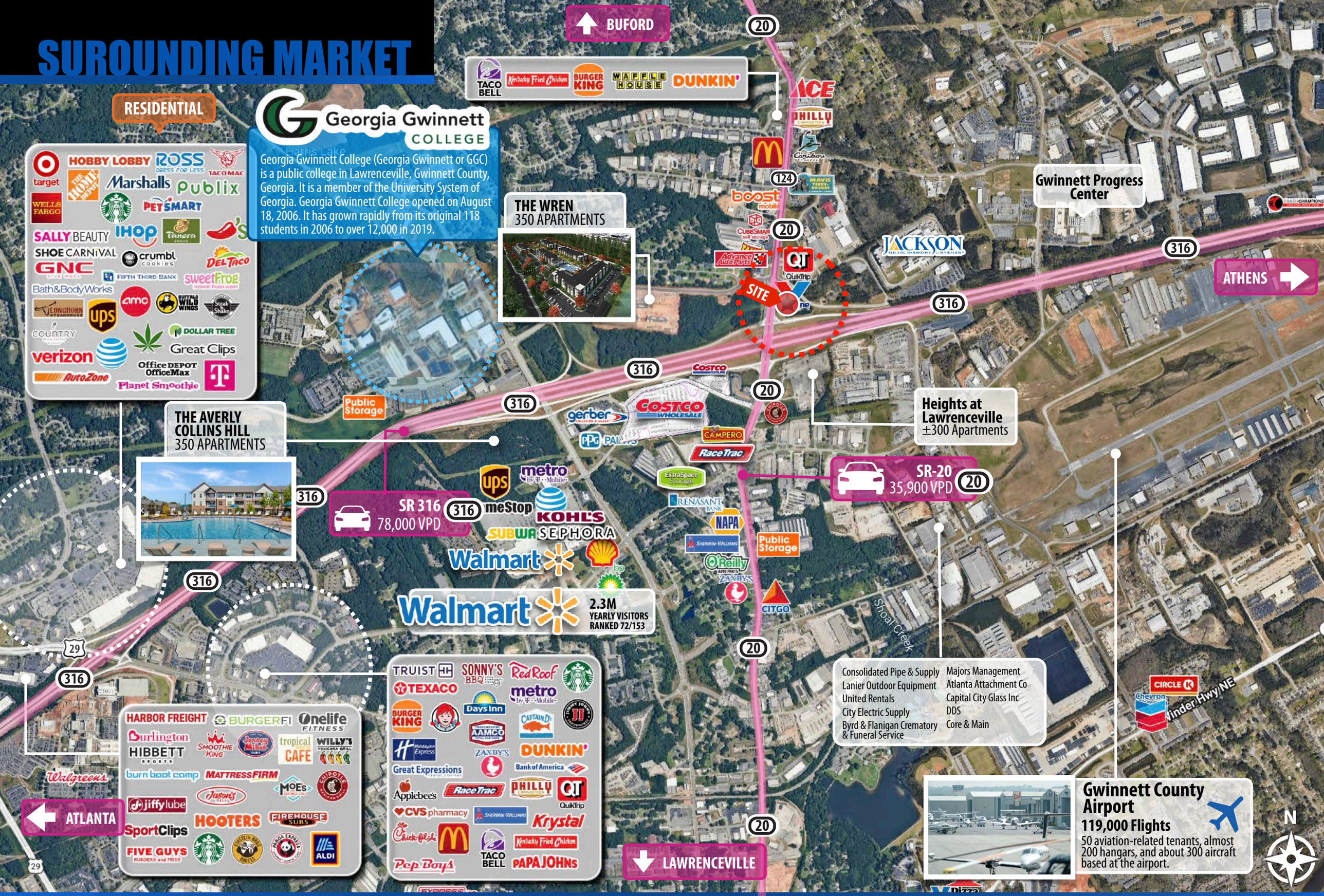
SUROUNDING MARKET



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LAWRENCEVILLE

Rhodes Jordan Park

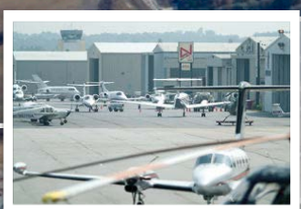
Consolidated Pipe & Supply
Lanier Outdoor Equipment
United Rentals
Core & Main
City Electric Supply
Byrd & Flanigan Crematory & Funeral Service
Majors Management
Atlanta Attachment Co
Capital City Glass Inc
DDS
BlueLinx

Heights at Lawrenceville
±300 Apartments



Groves of Lawrenceville
±300 APPARTMENTS

Walmart
KOHL'S



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enterprise truck rental

USA Auto Sales

O'Reilly Auto Parts
Sherwin-Williams
NAPA Auto Parts
RaceTrac
Hardee's
COSTCO WHOLESALE
COMING SOON
ExtraSpace Storage

20

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34,800 VPD
20

316



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Car Wash-Lube-Emission

Take 5

CubeSmart management

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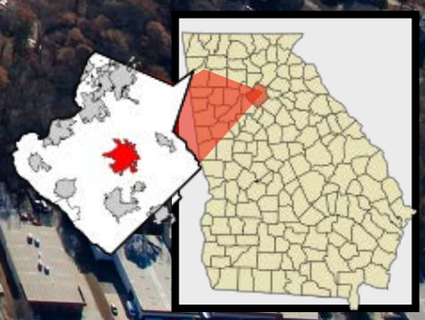

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MARKET OVERVIEW

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. Th 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 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.

GREAT VISIBILITY AND ACCESS
SR-316 and major arteries

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

LOCATED NEAR RESIDENTIAL & SCHOOLS

ALL UTILITIES AVAILABLE

LOCATED NEAR GWINNETT ONLINE CAMPUS

LOCATED NEAR MAJOR HWY & TRAFFIC ARTERY

LAND AREA
±1.87 Acres

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DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES	10 MILES
2025 Estimated Population	7,041	73,372	201,006	697,002
HOUSHOLDS				
2025 Estimated Households	2,114	24,322	65,810	232,099
2030 Projected Households	2,292	25,001	67,584	242,701
HOUSEHOLD INCOME				
2025 Estimated Average Household Income	$79,482	$104,040	$118,461	$123,526
BUSINESS				
2025 Estimated Total Businesses	732	5,519	13,149	45,065
2025 Estimated Total Employees	5,055	37,910	79,595	281,382

MAJOR EMPLOYERS IN GWINNETT COUNTY, GA	# OF EMPLOYERS
Gwinnett County Public School System	19,375
Gwinnett County Government	8,142
Northside Hospital Gwinnett	3,800
Publix	2,800
Northside Hopital Duluth	2,700
Georgia Gwinnett College	1,500
Primerica	1,500
Piedmont Eastside Medical Center	1,200
WIKA Instrument Corporation	800
Boehringer Ingelheim Animal Health	500

$123,526
AVERAGE HH INCOME 10 Mile Radius

697,002
POPULATION
10 Mile Radius

232,099
HOUSEHOLDS
10 Mile Radius

2.4%
UNEMPLOYMENT RATE 10 Mile Radius

545,453
LABOR FORCE
EDPA.org
10 Mile Radius

PROPERTY OVERVIEW



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- 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

LAWRENCEVILLE

Hardee's

RaceTrac

COSTCO WHOLESALE
COMING SOON

ATLANTA

enterprise truck rental

USA Auto Sales

Heights at Lawrenceville
±300 Apartments

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34,800 VPD

ATHENS

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±2.248 ACRES
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BILLBOARD ON PROPERTY

FULL ACCESS

SITE

FULL ACCESS

Billboard NOT included is GL/BTS

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50,700 VPD
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Valvoline

NEW APARTMENTS AND GWINNETT COLLEGE ACCESS ROAD

FULL ACCESS

Lendon Conn.

QT

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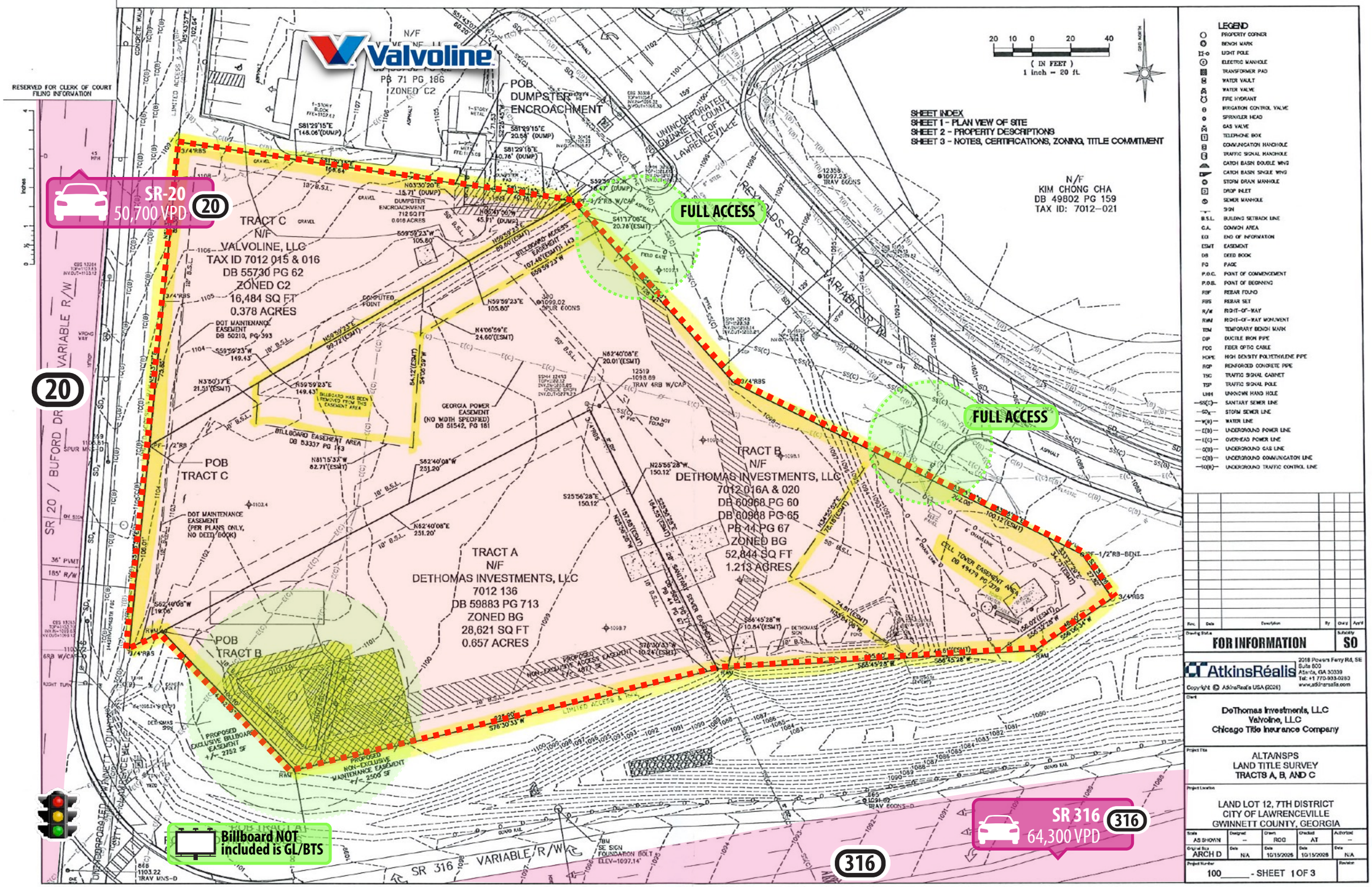
PROPERTY SURVEY



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