



Lawrenceville Town Ctr

Grayson Hwy (GA Hwy 20) & Gwinnett Dr
455 Grayson Hwy
Lawrenceville, GA 30045

Metro Area: Atlanta-Sandy Springs-Roswell,
GA

Center Type: Community

GLA: 322,258

LEASING CONTACT

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PROPERTY HIGHLIGHTS

- 322,258 SF center anchored by Kroger Supermarket & Fuel Center
- Minutes from downtown Lawrenceville in a vastly-populated residential area
- Average household income of \$82,000+ within a 5 mile radius
- At the intersection of Grayson Hwy (GA Hwy 20) and Gwinnett Dr
- Traffic count of 38,000 VPD

MAJOR TENANTS



DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	7,071	76,233	184,216
HOUSEHOLDS	2,593	25,097	59,322
AVG HH INCOME	\$64,490	\$83,819	\$92,018



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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

AVAILABLE SPACES

12	1,400 SF
14	2,880 SF
18	2,574 SF
19	2,600 SF
22	2,600 SF
25	3,055 SF



CURRENT TENANTS

OUTP	Tenant	SF	OUTP	Tenant	SF	OUTP	Tenant	SF
1	Smoke Depot	1,750 SF	8	H&R Block	1,400 SF	23	Super Clips	975 SF
2	Dominican Barbershop Unisex 1	1,400 SF	9	Primacare Physical Therapy	1,400 SF	24	Kumon Learning Center	1,300 SF
3	Cuernavaca Restaurant	2,800 SF	10	Dollar Shoppe	1,400 SF	26	Hong Kong Restaurant	2,264 SF
4A	Verizon Wireless	3,001 SF	11	Access Communications	1,400 SF	27	Kingston 30 Jamaican Restaurant	2,600 SF
4B	Coast Dental	2,949 SF	13	The Village Bar & Restaurant	2,700 SF	29	St. Vincent De Paul Thrift Store	7,650 SF
5	American Deli	1,050 SF	15	Aaron's	7,200 SF	98	Kroger	63,986 SF
6	20 Dollar Chiropractic	1,050 SF	16-17	The Nail Lounge	3,490 SF			
			21	Rainbow Apparel	9,750 SF			