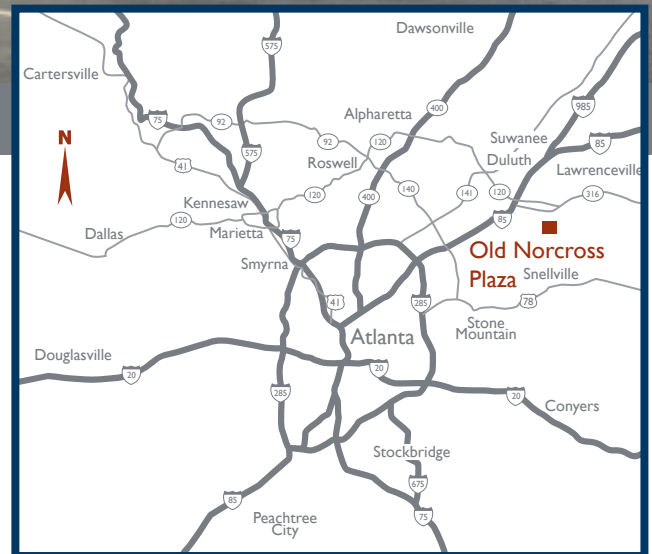


# OLD NORCROSS PLAZA

1760 & 1766 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30044



## PROPERTY DETAILS

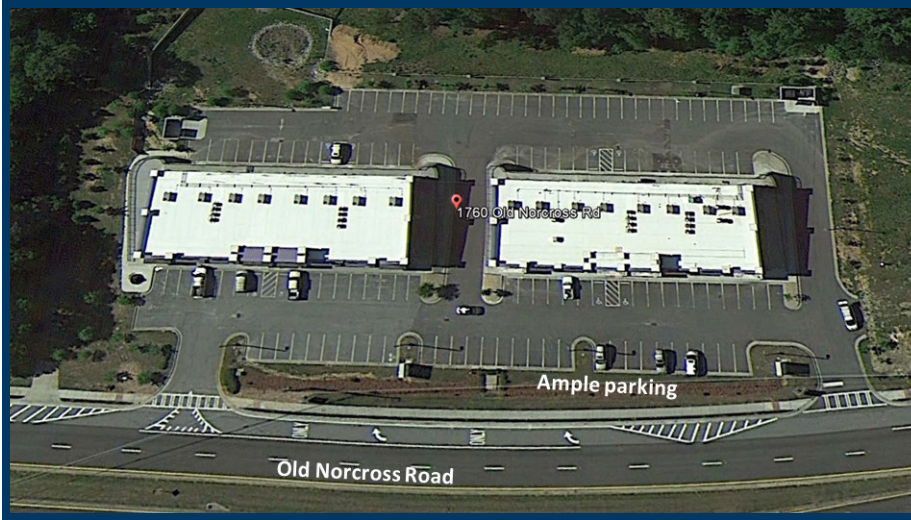
- 38,000 SF multi-tenant retail/office center that is well-positioned in Gwinnett County
- Attractive storefronts, high ceilings and ample parking
- Dense neighboring market, and demographics with strong incomes and traffic counts
- Market area tenants include Publix, Starbucks, Dunkin' Donuts, Five Guys
- Convenient ingress/egress with 2 curb cuts on Old Norcross Road (13,600 VPD)
- Lower level retail/office availability with separate parking
- 1,200 SF to 3,700 SF spaces available

**BRAND**  
*Real Estate Services*

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770.476.4801

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## TRAFFIC COUNTS

Old Norcross Road	13,600 VPD
Sugarloaf Parkway	44,400 VPD

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,991	96,409	283,403
Ave. HH			
Income	\$65,884	\$69,330	\$74,503

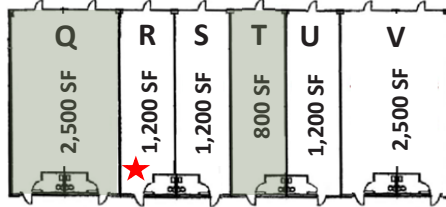
## GPS COORDINATES

Lat. 33.952777 Long. -84.0558488

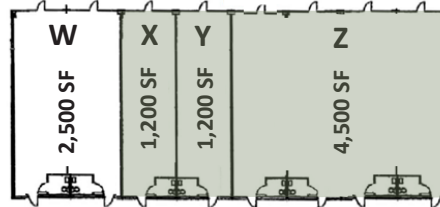
### Old Norcross Plaza

1760 & 1766 Old Norcross Road, Lawrenceville, GA 30043

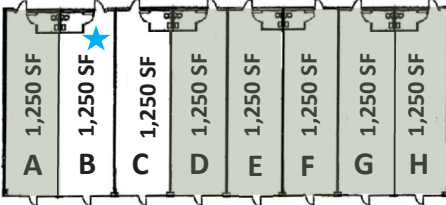
#### Building A 1760 Old Norcross Rd Rear Office Spaces:



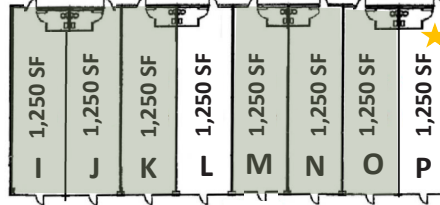
#### Building B 1766 Old Norcross Rd Rear Office Spaces:



#### Building A 1760 Old Norcross Rd Front Retail Spaces:



#### Building B 1766 Old Norcross Rd Front Retail Spaces:

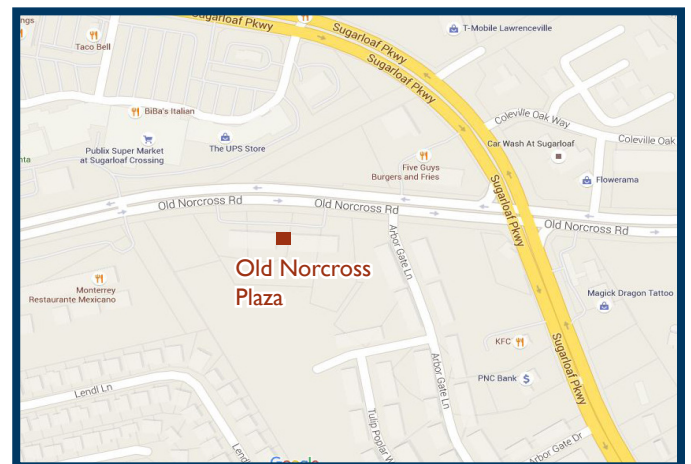


Available Leased  
Diagram is not to scale, for leasing purposes only.

- ★ Former hair salon
- ★ Grease trap available
- ★ Office: Move-in ready

## TENANTS INCLUDE

- Allstate
- Fantasy Event Hall
- Oaxaca Tacos & Tequila Bar
- Pho 24 - Vietnamese Grill
- Teriyaki Box
- Sunsy Computer
- SensatioNail
- Cafe Nang Xanh
- Bethel Dental Lab
- Ram Auto Brokers
- Tax Centro & Insurance
- Curlz Hair Salon
- Now Open: My Cute Pawz



### Bre Claggett

Senior Leasing Representative

bclaggett@BrandProperties.com

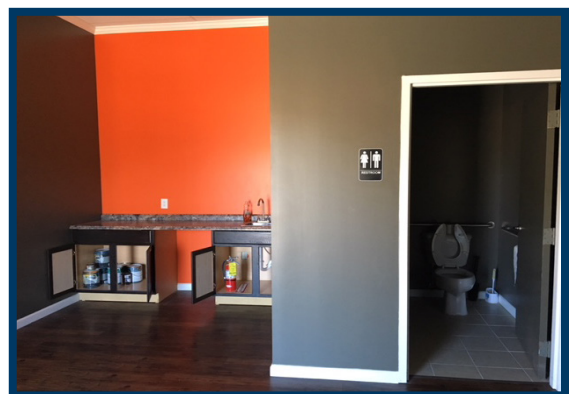
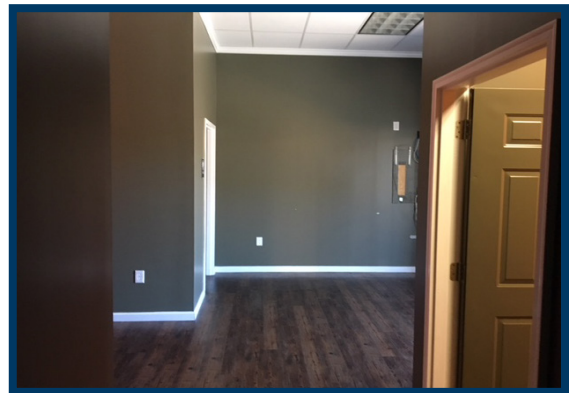
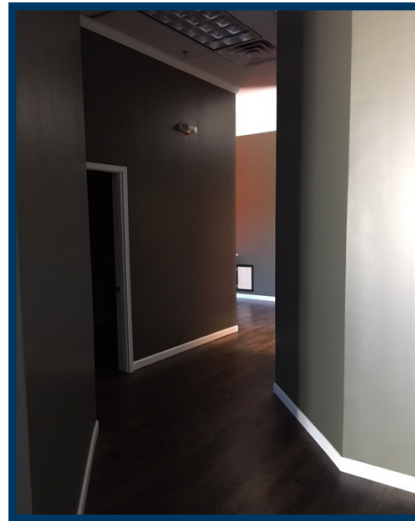
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**BRAND** Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801

# OLD NORCROSS PLAZA

1760 & 1766 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30044



## OFFICE SUITE AVAILABLE

Suite P is move-in ready  
1,250 SF  
Attractive Reception area and Flooring  
Two Offices  
Third Office / Conference Room  
Storage area, Break area, Bathroom  
Small Patio

### Bre Claggett

Senior Leasing Representative

[bclaggett@BrandProperties.com](mailto:bclaggett@BrandProperties.com)

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