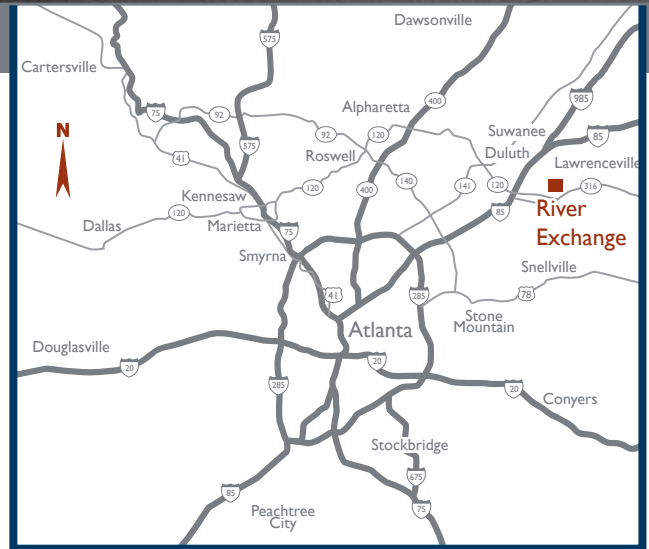


# RIVER EXCHANGE

2100 & 2160 RIVERSIDE PARKWAY, LAWRENCEVILLE, GA 30043



Junior Anchor Space Available  
up to 13,547 SF



## PROPERTY DETAILS

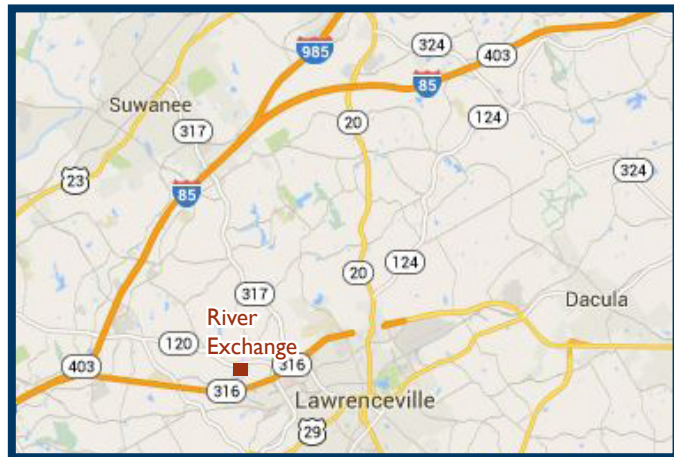
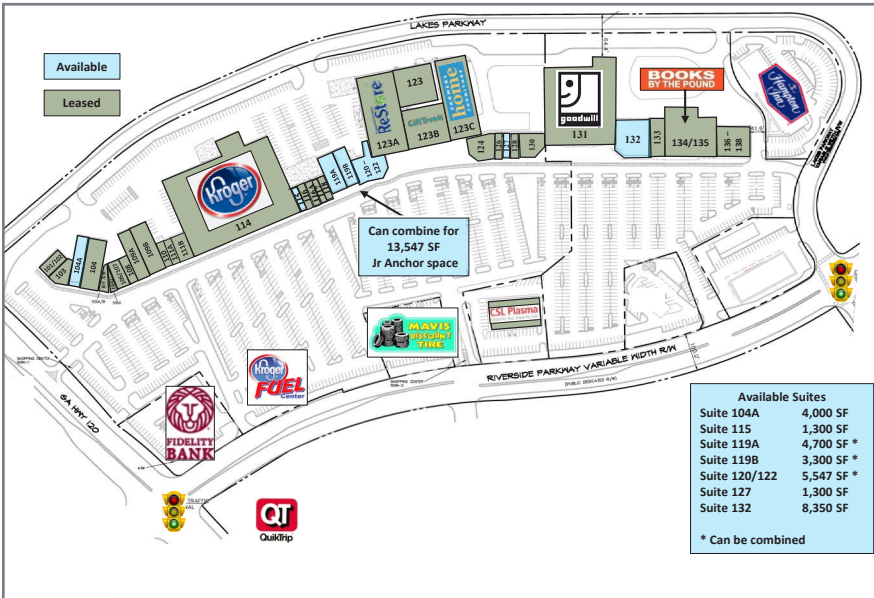
- 263,651 SF retail center anchored by Kroger on major artery in Gwinnett County
- Located at corner of GA Hwy 120 (Duluth Hwy) with 28,000 VPD and Riverside Parkway 16,000 VPD
- Strong demographics with 75,684 residents in a 3 mile radius having average HH income of \$86,563; Daytime employment of 54,849
- Within 2 miles of Northside Hospital Gwinnett, many medical & office parks, three schools, Home Depot, Target, Marshall's, Hobby Lobby, AMC Theatres
- Easy access to GA Hwy 316 via Riverside Parkway
- Multiple points of ingress and egress
- 1,300 SF to 8,350 SF shop space available; spaces can be combined for 13,547 SF Junior Anchor position

**BRAND**  
Real Estate Services

BrandProperties.com  
770.476.4801

# RIVER EXCHANGE

2100 & 2160 RIVERSIDE PARKWAY, LAWRENCEVILLE, GA 30043



**Lisa M. Graham**  
Senior Leasing Representative

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## TRAFFIC COUNTS

Riverside Parkway 16,000 VPD  
GA Hwy 120 (Duluth Hwy) 28,000 VPD

## DEMOGRAPHICS - CoStar 2019

	1 mile	3 miles	5 miles
Population	11,433	75,684	206,022
Daytime Emploment	1,795	54,849	111,834
Ave. HH Income	\$78,604	\$86,563	\$85,525

## SUITE TENANTS SF

101-102	One Main Financial	2,600
103	Ovations Caribbean Grill	1,956
104 A	<b>AVAILABLE</b>	<b>4,000</b>
104 B	Sportslines Bar & Grill	6,000
105 A-B	Subway	1,354
105 C	OK Shoe Repair	533
106-107	Golden Palace Chinese Restaurant	2,600
108	Wood Eye Care	1,300
109 A	Coming Soon: Allure Nails Spa	4,000
109 B	Top Beauty Supply	6,000
110	Riverside Pizza	1,300
111 A	Metro PCS by T-Mobile	1,300
111 B	First Franklin Financial	2,600
114	<b>KROGER</b>	63,986
115	<b>AVAILABLE</b>	<b>1,300</b>
116	Nail Lifetime	1,167
116 A	Family Haircuts	1,167
117	Coming Soon: Cloud 9 Smoke Shop	1,186
118	Instant Imprints	1,300
119 A	<b>AVAILABLE - can be combined</b>	<b>4,700</b>
119 B	<b>AVAILABLE - can be combined</b>	<b>3,300</b>
120-122	<b>AVAILABLE - can be combined</b>	<b>5,547</b>
123	Amerifolio (Warehouse)	10,594
123 A	ReStore - Habitat for Humanity	21,536
123 B	Citi Trends	12,825
123 C	Farmers Furniture	16,452
124-125	Cato	3,935
126	Penske/Hertz Auto & Truck Rentals	1,474
127	<b>AVAILABLE</b>	<b>1,300</b>
128	Mail & Business Shipping & Printing	1,300
129-130	Griffith Family Dental	3,771
131	Goodwill	36,540
132	<b>AVAILABLE</b>	<b>8,350</b>
133	Kim Bros. Kickin' Kids Taekwondo	4,000
134-135	Books by the Pound	15,578
136-138	Samurai Blue Japanese Hibachi	6,800

Total Square Feet 263,651