



PROFILE

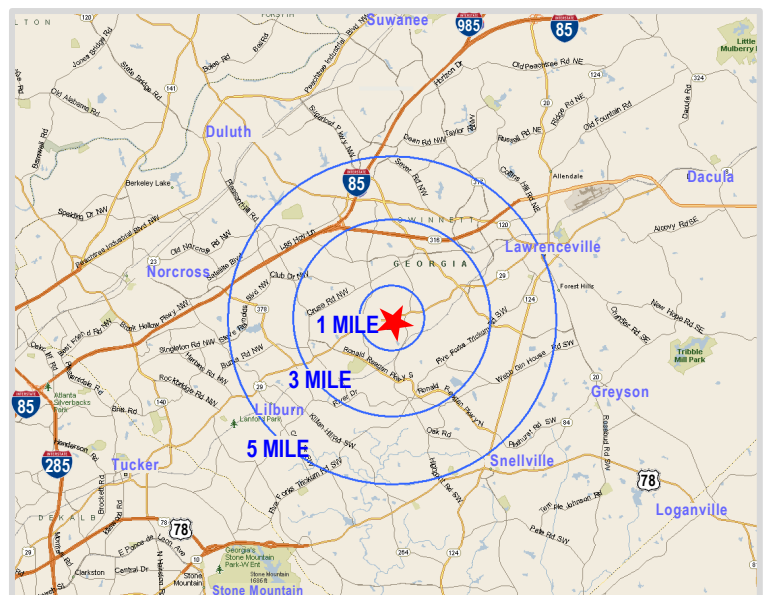
- 24,287 SF building with high ceilings and overhead door access in some suites
- Loading area for most suites
- Ample parking
- 1 suite currently available:
Suite 8 - 2,397 SF - Overhead Door Access

LOCATION

- Convenient location between Lawrenceville and Norcross
- Just off Lawrenceville Hwy (route 29) with traffic counts of 25,300 VPD at the Gloucester Road intersection
- Minutes to I-85, 316 (University Pkwy) and Ronald Reagan Pkwy
- Densely populated area with over 283,000 people in a 5 mile radius
- Monument signage available



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2021)	10,941	95,119	223,614
Households	3,355	30,405	75,104
Average HH Income	\$73,910	\$83,736	\$86,612





AERIAL PERSPECTIVE



FLOOR PLAN

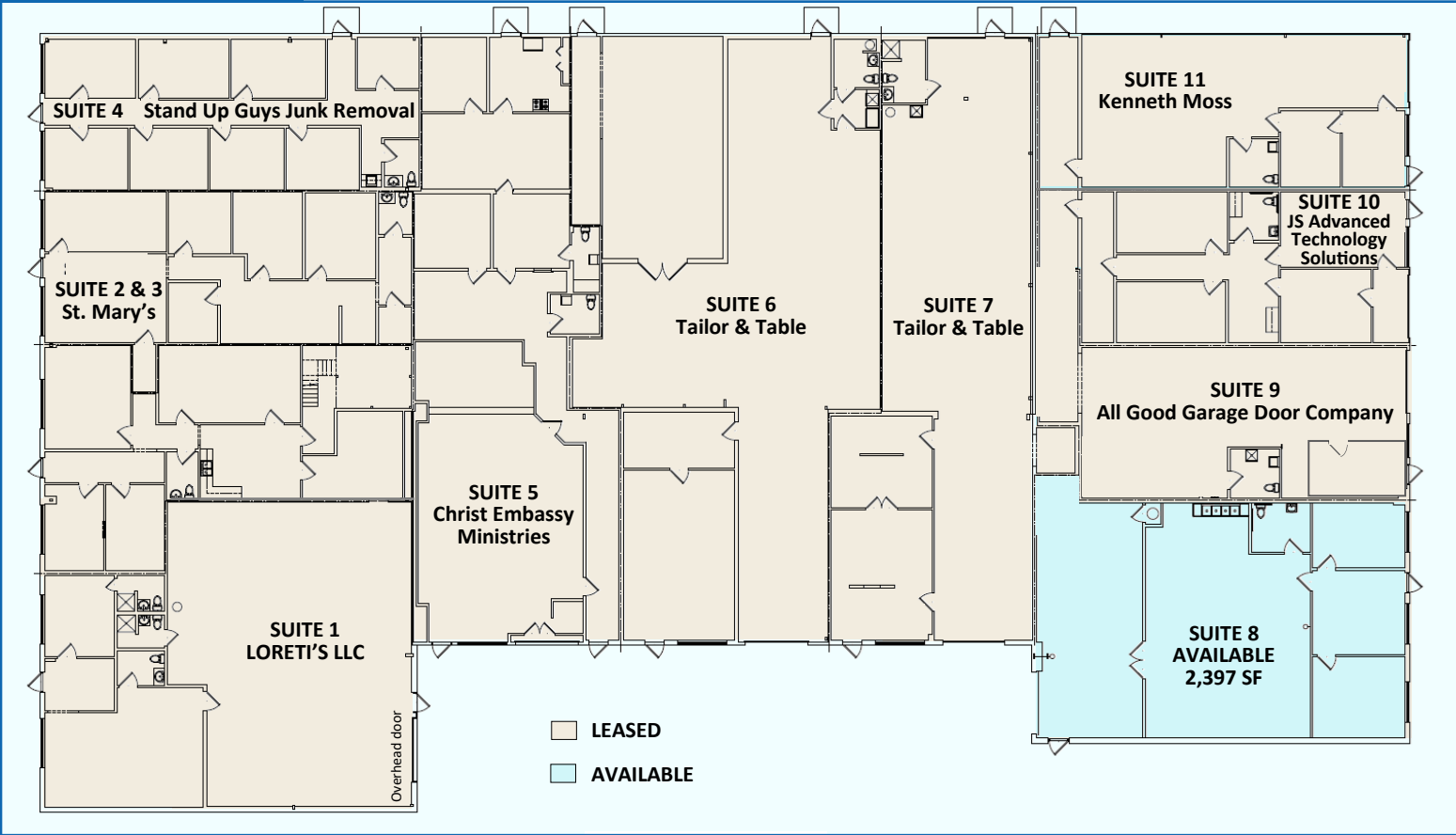




PHOTO GALLERY



SUITE 8

2,397 SF

- Warehouse | Office Combination
- Overhead Door Access
- Corner suite with entrances on both sides of the suite
- 14 - 16 foot ceiling height in warehouse

