



33 SOUTH CLAYTON ST.

1,500 - 7,500
AVAILABLE

33 SOUTH CLAYTON ST
LAWRENCEVILLE, GA
30046

DANIEL TOPPING
FURMAN WOOD

404.252.1200
www.skcr.com

OVERVIEW



AVAILABILITY:

+ 1,500 - 7,500 SF

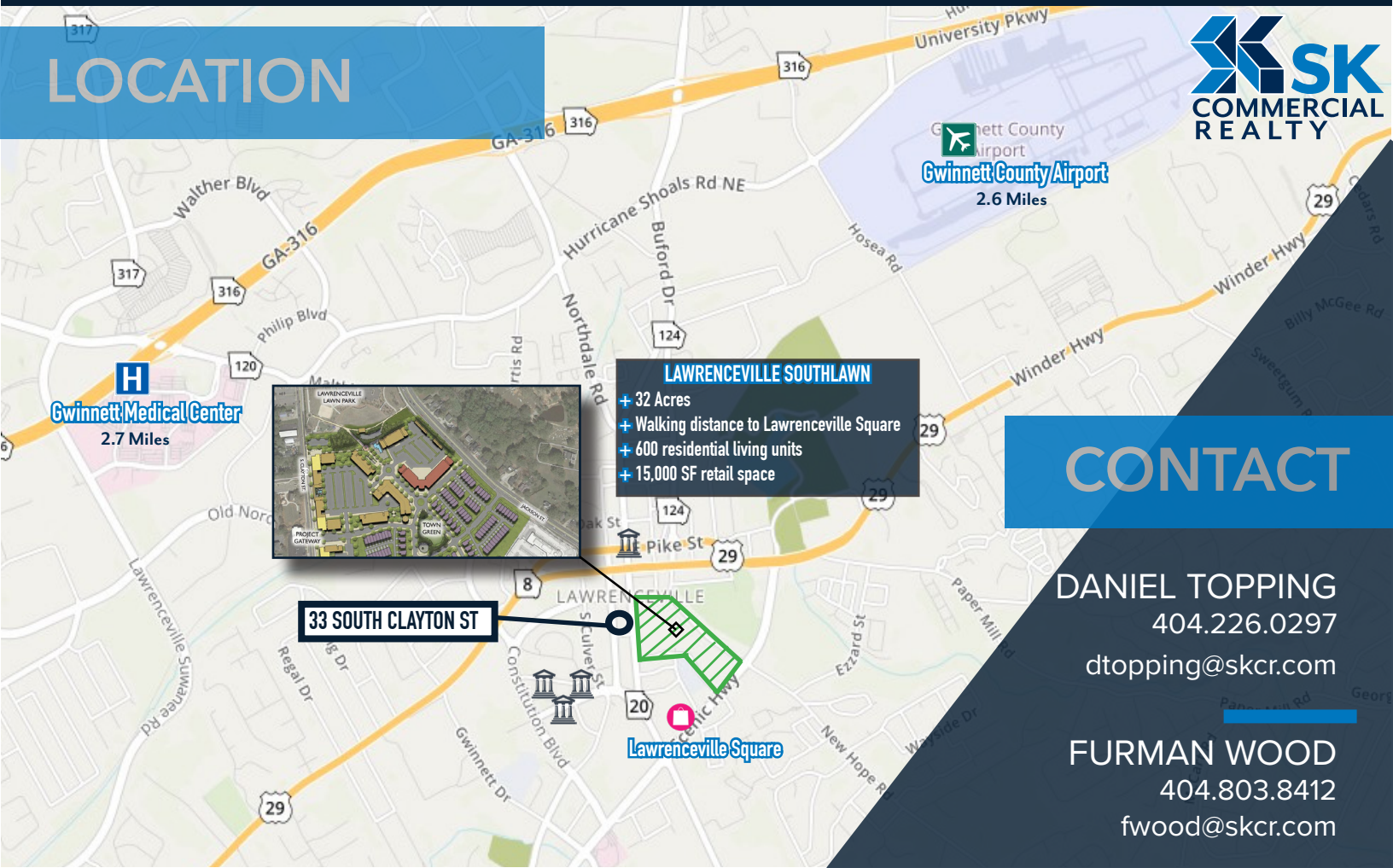
LOCATION:

- + Located in the heart of downtown Lawrenceville
- + Traffic Count: 12,400 VPD
- + Close proximity to Gwinnett County Airport, Gwinnett Medical Center, and new development - SouthLawn

AMENITIES:

- + Signage Opportunity
- + Built-Out Office Space
- + Abundant Parking

LOCATION

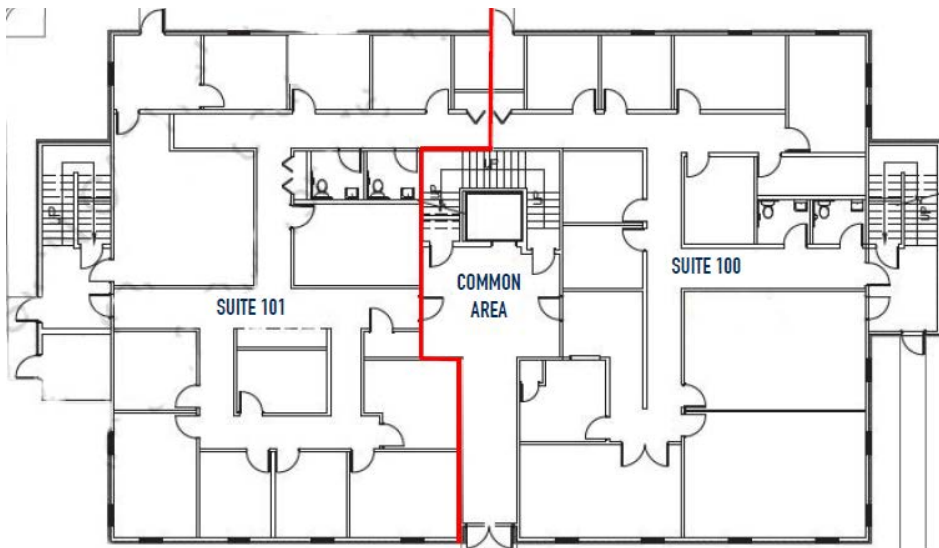


CONTACT

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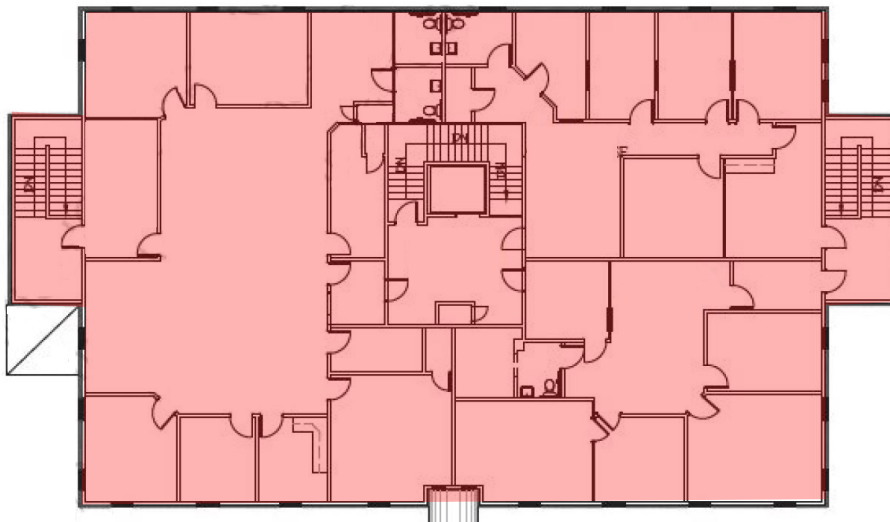
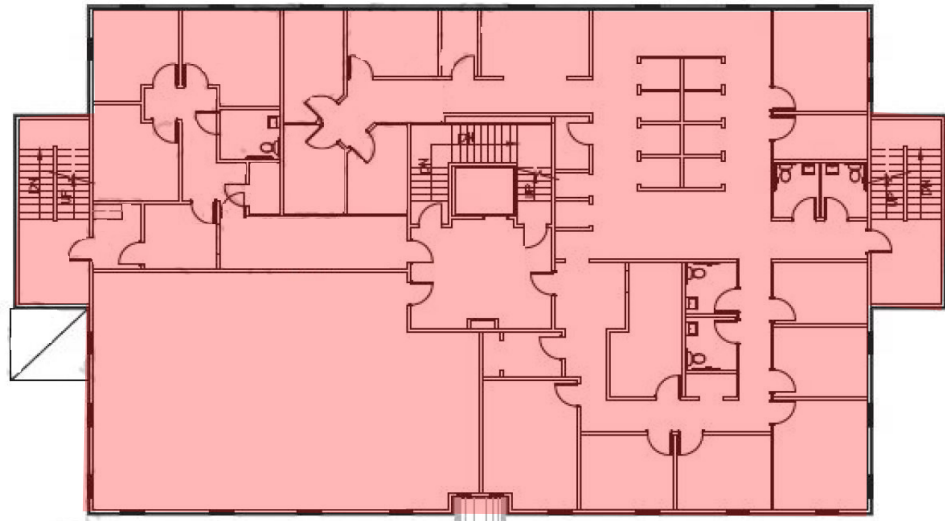
FURMAN WOOD
404.803.8412
fwood@skcr.com

33 SOUTH CLAYTON STREET



FIRST FLOOR
1,500 - 7,500 SF AVAILABLE

SECOND FLOOR
LEASED



THIRD FLOOR
LEASED

33 SOUTH CLAYTON STREET

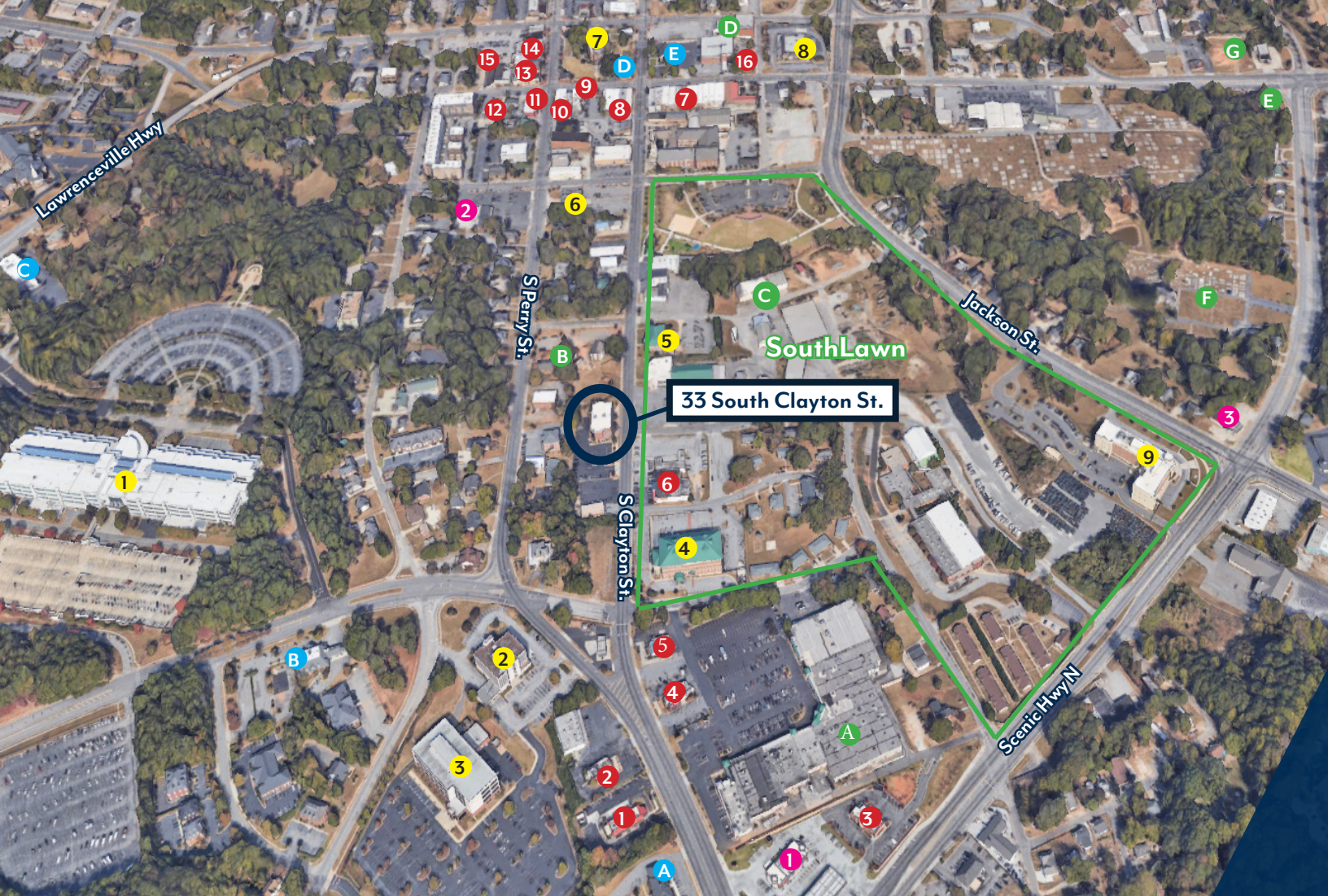
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SURROUNDING AMENITIES

RESTAURANTS

1. McDonalds
2. Wings & Philly
3. Wendys
4. Arbys
5. Long John Silvers
6. The Peachtree Cafe
7. Cosmos Original Little Italy
8. Oyster Bay Seafood Cafe
9. La Cazuela Mexican
10. Dominiks
11. Foggy Bottom BBQ Lawrenceville
12. Strange Taco Bar
13. McCrays Tavern Lawrenceville
14. Local Republic
15. Pollo De El Rey
16. Boulder Creek Coffee

ATTRACTIONS

- A. Lawrenceville Square Shopping Center
- B. Gwinnett History Center
- C. Lawrenceville SouthLawn
- D. Aurora Theatre
- E. Heritage Trail
- F. East Shadowlawn Memorial Gardens & Mausoleum
- G. Rhodes Jordan Park

GOVERNMENT

1. Gwinnett County Clerk of Courts
2. Gwinnett County Tag Office - Lawrenceville
3. Gwinnett County Recorder's Court
4. Lawrenceville City Hall
5. Lawrenceville City Shop
6. Gwinnett County Fire Station 15
7. Gwinnett Historic Courthouse
8. United States Postal Service
9. Lawrenceville Police Department

SERVICES

1. QuickTrip
2. AutoZone
3. Exxon

FINANCIAL

- A. Wells Fargo Bank
- B. Fifth Third Bank & ATM
- C. BB&T
- D. Renasant Bank
- E. Peach State Federal Credit Union

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