

Village Shoppes at Creekside

Duluth Highway & University Parkway (S.R. 316)
Lawrenceville, Georgia



1,000 – 6,000 SF Retail Available

The Village Shoppes at Creekside (the “Property”), a retail shopping center totaling 98,859 square feet conveniently located in Lawrenceville, GA within the Gwinnett Retail Submarket of Metro-Atlanta. The Property is situated in the major retail hub for the area.

Originally constructed in 2005, the Property has three points of ingress/egress along Duluth Hwy (48,740 VPD) and Lawrenceville Suwanee Rd (24,920 VPD) over 73,660 ADT combined with immediate access to GA 316 (70,370 VPD). The area demographics are impressive with over 214,902 people within a 5-mile radius and average household incomes of \$78,747. The Property is adjacent to the nationally recognized Gwinnett Medical Center with more than 4,800 employees and 800 affiliated physicians. In addition, three college campuses within the immediate area service over 20,000 students.

The Property has an excellent location amid Lawrenceville's foremost retail corridor providing tenants with a substantial trade area and increased visibility. The Property is currently occupied with national tenants, including Badcock Home Furniture & More, Tropical Smoothie Café and Chipotle. The Property offers one 15k big box opportunity.

NATIONAL TENANT LINE-UP

Badcock Home Furniture & More, Harbor Freight Tools, Firehouse Subs, Merle Norman

SHADOW ANCHOR

Gold's Gym, Starbucks, Hooters, Chipotle, Tropical Smoothie Café

For Additional Info

JEFF JAMES | 727.403.7777 | jjames@lamarco.com



LAMARCOMPANIES
SINCE 1972

695 Route 46, Suite 210 | Fairfield, NJ 07004

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SITE PLAN



TOTAL GLA 98,859 SF

Tenant Roster

SUITE	TENANT	AREA
110	Badcock Home Furniture & More	20,420 SF
120	Harbor Freight Tools	15,000 SF
132	Buddy Beauty Mart	10,051 SF
140-142	Results PT	2,442 SF
143	Priority Shipping	1,104 SF
144	Available	1,650 SF
146	Merle Norman	1,200 SF
148	Natalie's Bridal By Blue Bloom	1,790 SF
150	Bol-Deals	1,200 SF
152-156	My Salon Suites	5,250 SF
160	Available	1,500 SF
170	Dr Barber Shop	1,000 SF
175-180	Available	3,018 SF
190	Panaderia Trigos	2,261 SF
210	Available	5,350 SF
235	Available	2,000 SF
242	Available	1,000 SF
245	Glamour Nails Salon	1,200 SF
260	Available	6,000 SF
265	Available	1,750 SF
270	Bellagio's - NY Italian Pizzeria & More	1,500 SF
1010	Available	2,000 SF
1015	Available	1,600 SF
1020	Republic Finance	1,500 SF
1030	Dr Tracy Dinh	3,073 SF
1040	Firehouse Subs	2,000 SF
1050	Senor Buddha	2,000 SF

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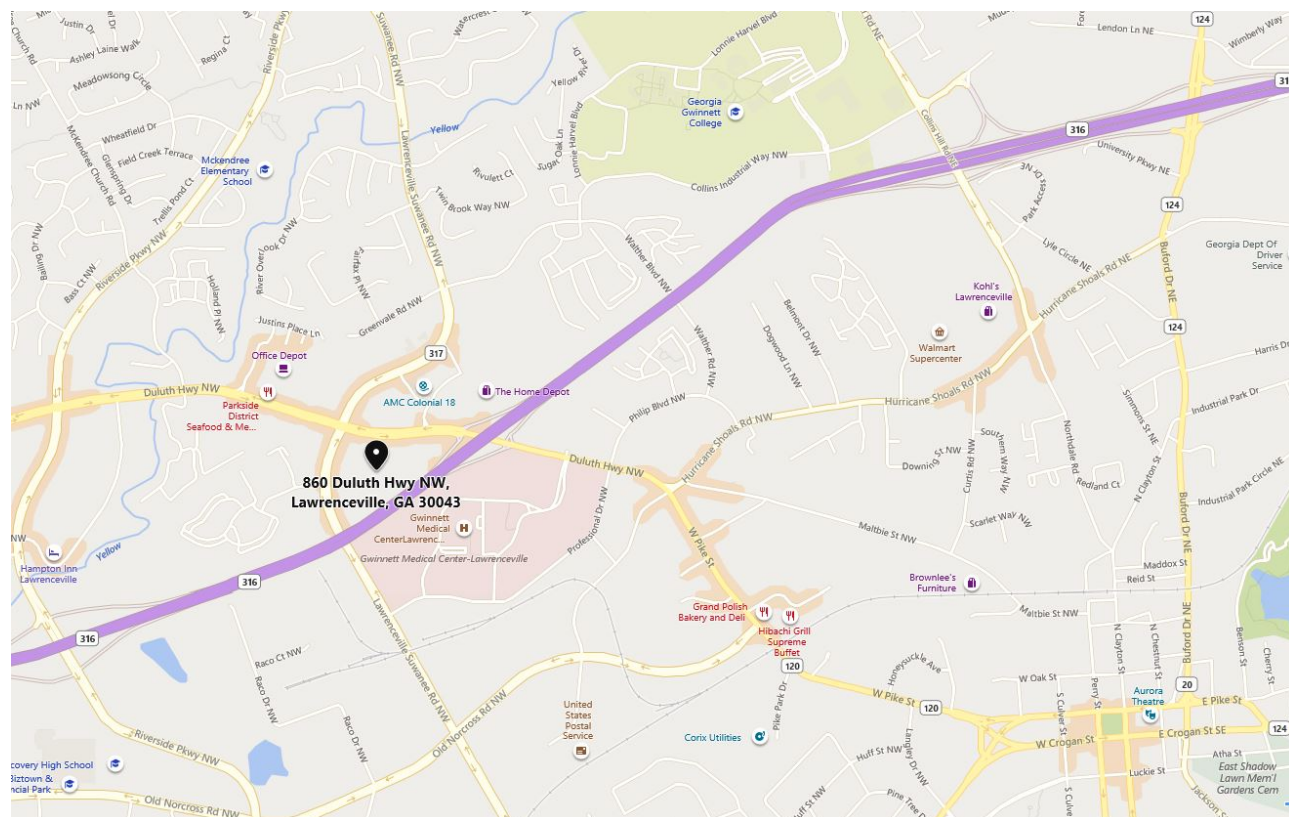
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EXCEPTIONAL LOCATION



Traffic Counts

Duluth Hwy – Approx. 53,500 AADT
Route 316 – Approx. 67,100 AADT

Local Benefits

Adjacent to the Property is a highly diverse power center with seven big box retailers anchored by Target, Home Depot and Hobby Lobby that is currently 98% occupied.

Gwinnett County is ranked among the fastest growing counties in the US. Retail space in the Property's submarket of Lawrenceville has shown substantial positive net absorption year-over-year. Lawrenceville is the county seat and second oldest city in Greater Atlanta. As of 2010-2014, Lawrenceville has experienced a population growth of 31.11%, much higher than the state average rate of 21.03% and the national average rate of 11.61%.

The Property's excellent location amid Lawrenceville's foremost retail corridor provides tenants with a substantial trade area and increased visibility.

Gwinnett Medical Center borders the Property, with more than 4,800 employees and 800 affiliated physicians. Three college campuses, Georgia Gwinnett College, Gwinnett Technical College, and UGA Gwinnett Campus, serve over 20,000 students within the immediate area.

Demographics	1 Mile	3 Mile	5 Mile
Population	9,146	80,957	214,902
Households	3,604	26,320	67,998
Avg HH Income	\$54,199	\$70,679	\$78,747

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SURROUNDING RETAILERS

