

# The Shops at Riverside

2003 Riverside Parkway, Lawrenceville, Gwinnett County, GA 30043

## For Lease

RETAIL – RESTAURANT – OFFICE



### Property Highlights

- 25,200 neighborhood retail center
- Easy access to Hwy. 316 via Riverside Pkwy.
- Located within 2 miles of Gwinnett Medical Center, many medical & office parks, three schools, Home Depot, Target, Marshall's, Hobby Lobby
- Two points of access
- Featured tenants include FedEx, Tooney's Sports Bar & Grill, Sukarome Training,
- Located 2 miles from Gwinnett Medical Center Lawrenceville
- High traffic intersection with great visibility

### Demographics

	3 MILE	5 MILE	10 MILE
2023 Estimated Population	89,893	230,252	759,189
2023 Estimated Households	30,434	76,692	253,311
Average Household Income	\$89,960	\$91,366	\$100,455

Source: CoStar 2023

### Traffic Counts

	VPD
Duluth Hwy. at Duluth Hwy. E	28,103
Duluth Hwy. at Riverside Pkwy. E	24,431
Riverside Pkwy. at Bailing Dr. SW	21,332

Source: DOT 2022



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**For More Information Contact:**

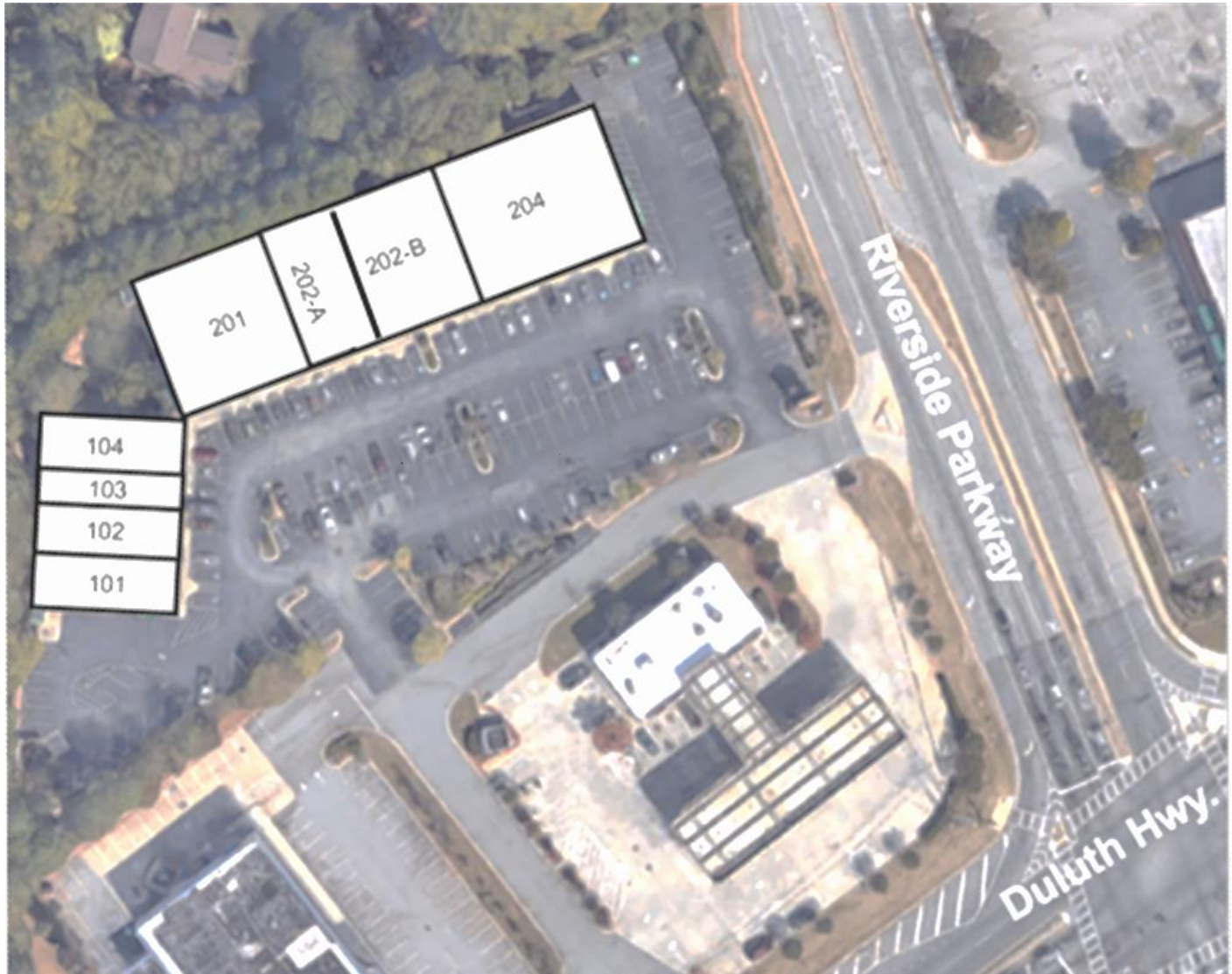
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SUITE	SQ. FT.	TENANT	SUITE	SQ. FT.	TENANT
101	2,100	Fabric Touch Cleaners	201	6,300	Tooney's Grill
102	1,400	Available	202-A	2,800	Available
103	1,050	Jin Massage & Day Spa	202-B	4,200	Sukarome Training
104	2,450	Lawrenceville Dental Club	204	4,900	Federal Express
101	2,100	Fabric Touch Cleaners	201	6,300	Tooney's Grill
TOTAL SQUARE FEET 25,200					



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