



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

FOR SALE

0 S. HIGHWAY 29

Lawrenceville, GA 30046

AVAILABLE SPACE

1.218 Acres

ASKING PRICE

\$290,000

FEATURES

- Unimproved Land
- Zoned C-2 with Special Use Permit
- 298' of Frontage on Hwy 29 with Dedicated Turn Lane
- Access to all Utilities

AREA

From Atlanta, I-85 North to Exit 105. Boggs Rd. NW turn right. 1 mile to Cruse Road NW, turn left. Take first right turn onto Paden Drive. Hwy. 29, turn right. Property is second lot on right.



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OFFICE

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5775 Glenridge Drive, Building D, Suite 200, Atlanta, GA 30328
678.320.4800



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OFFERING SUMMARY

Sale Price: \$290,000

Lot Size: 1.218 Acres

Zoning: C-2

Traffic Count: 27,300

PROPERTY OVERVIEW

1.218 Acres of unimproved land on Lawrenceville Highway. Property is zoned C-2 with special use permit, general business district, in unincorporated Gwinnett County. For retail and service commercial with accessory uses, which may include contractor's offices with outdoor storage as a special use. Gently sloping topography with 298' of frontage on GA Hwy. 29/Lawrenceville Hwy. Property has access to all utilities with nearest sewer manhole located 50' from property line and fire hydrant located in the property's frontage. Dedicated turn lane from 4-Lane highway provides access to property with an average of 27,300 vehicles passing per day.

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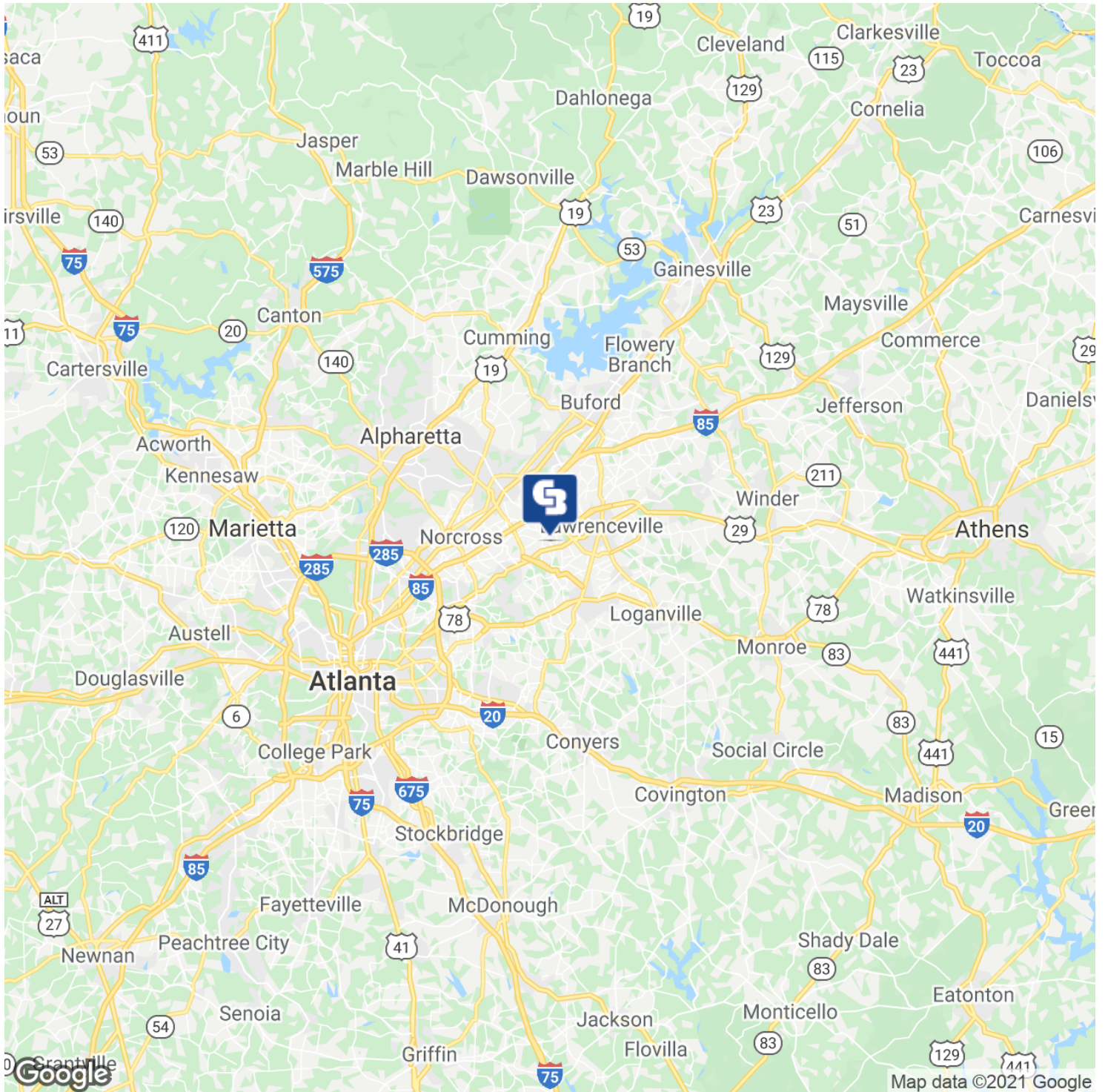
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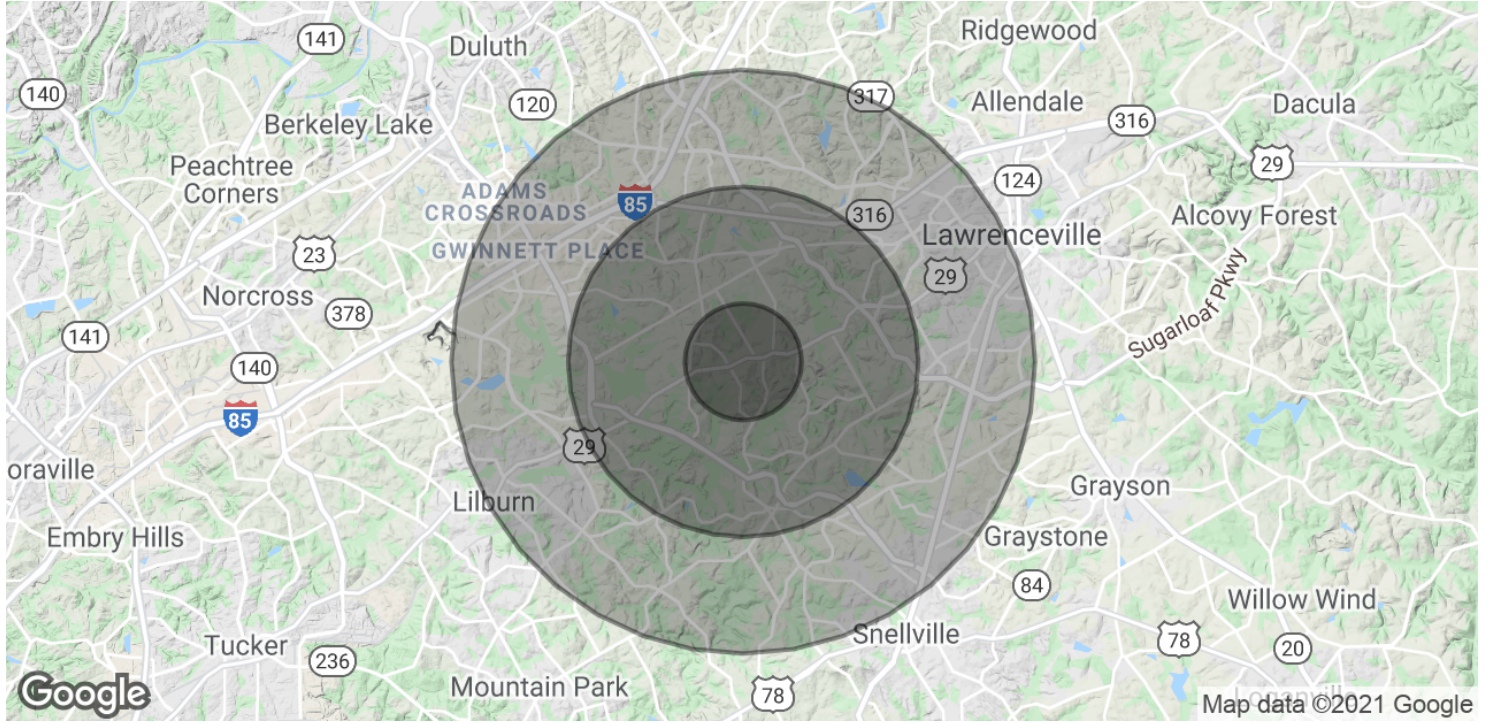
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,059	68,758	181,625
Average age	31.2	32.1	33.6
Average age (Male)	32.2	31.2	32.5
Average age (Female)	31.6	33.3	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,320	22,940	58,823
# of persons per HH	3.0	3.0	3.1
Average HH income	\$59,432	\$70,366	\$77,459
Average house value	\$188,494	\$204,496	\$212,310

* Demographic data derived from 2010 US Census

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