

Investment Memorandum for

430 W. Pike Street

Lawrenceville, GA 30046



For the Acquisition of

Multi-Tenant Retail/Office Building

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For More Information:

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Executive Summary

- Owner occupied and/or investment property.
- Beautiful one-story, brick, glass and stone office/retail building.
- Stable, successful tenants.
- **Extremely visible** – monument signage at the road.
(+/- **44,600** vehicles per day pass by the sign)
- Tenant spaces can remain leased or be combined into one.
- Quality construction, high-end finishes.
- Excellent opportunity for *flexible* investment property in a strengthening market.

Currently being offered at:

\$575,125.00



Property Information

Property Address	430 W. Pike Street Lawrenceville, GA 30046
County	Gwinnett
Lot Size	+/- 24,829 sf (.57 acres)
Building Size	+/- 4,601sf
Year Built	2002
Zoning	BG003
Parking	21 spaces
2014 Taxes	\$9,208
Occupancy	currently 100%
Sales Price	\$575,125 (\$125/sf)

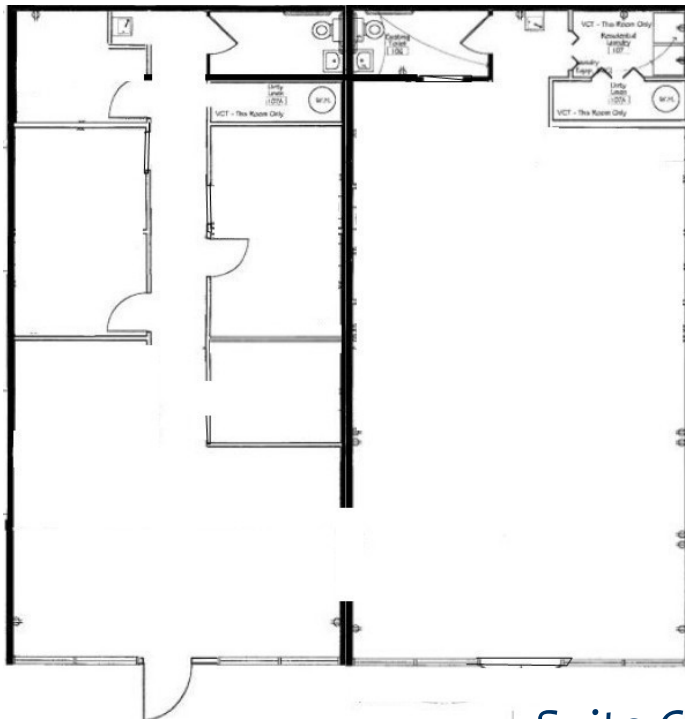


Suite	Tenant	Sq. Ft.
A	Goldsmith Jewelers	2,101
B	Michael Garrison Financial	1,250
C	TrendiEmage (hair stylist)	1,250

Location, Location, Location

- Located 1 mile from GA-316, a major traffic artery connecting Athens with Atlanta.
- Located less than 1 mile from a major hospital. 
- Located 2.5 miles from the county airport 
- Located directly on GA-120, a major East-West artery connecting Gwinnett, North Fulton, Cobb and Paulding counties
- Highly visible with direct road frontage and lighted marquee signage.

Suite B

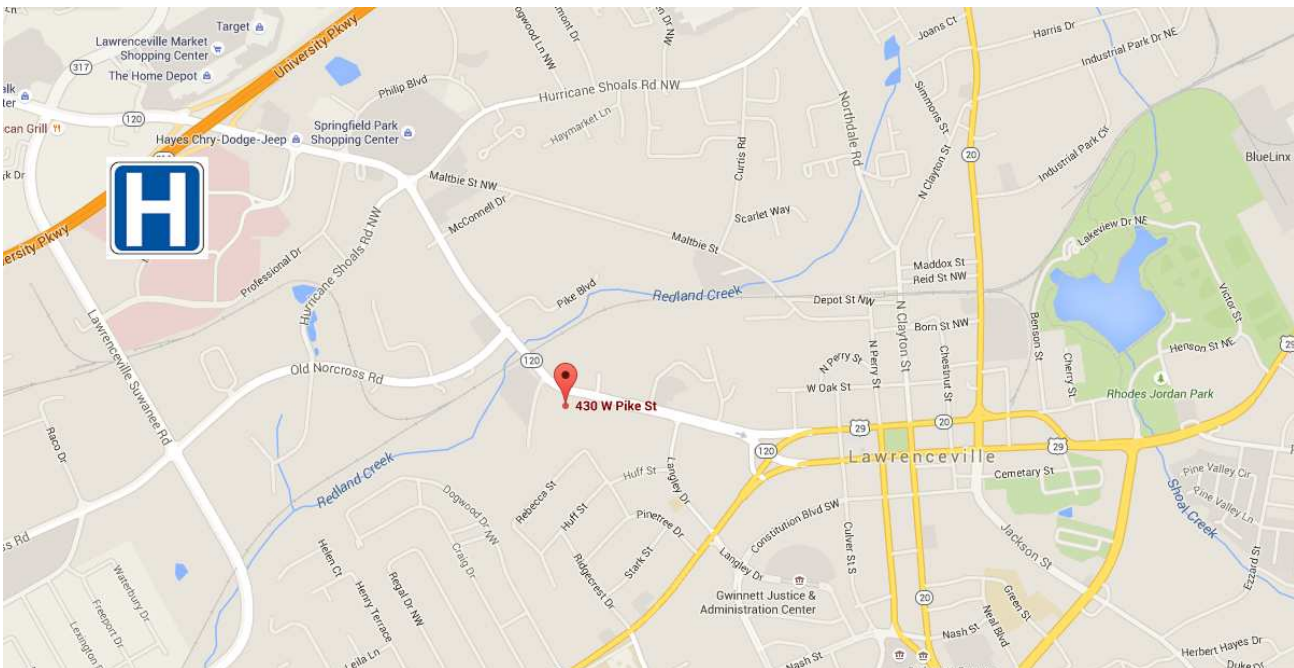


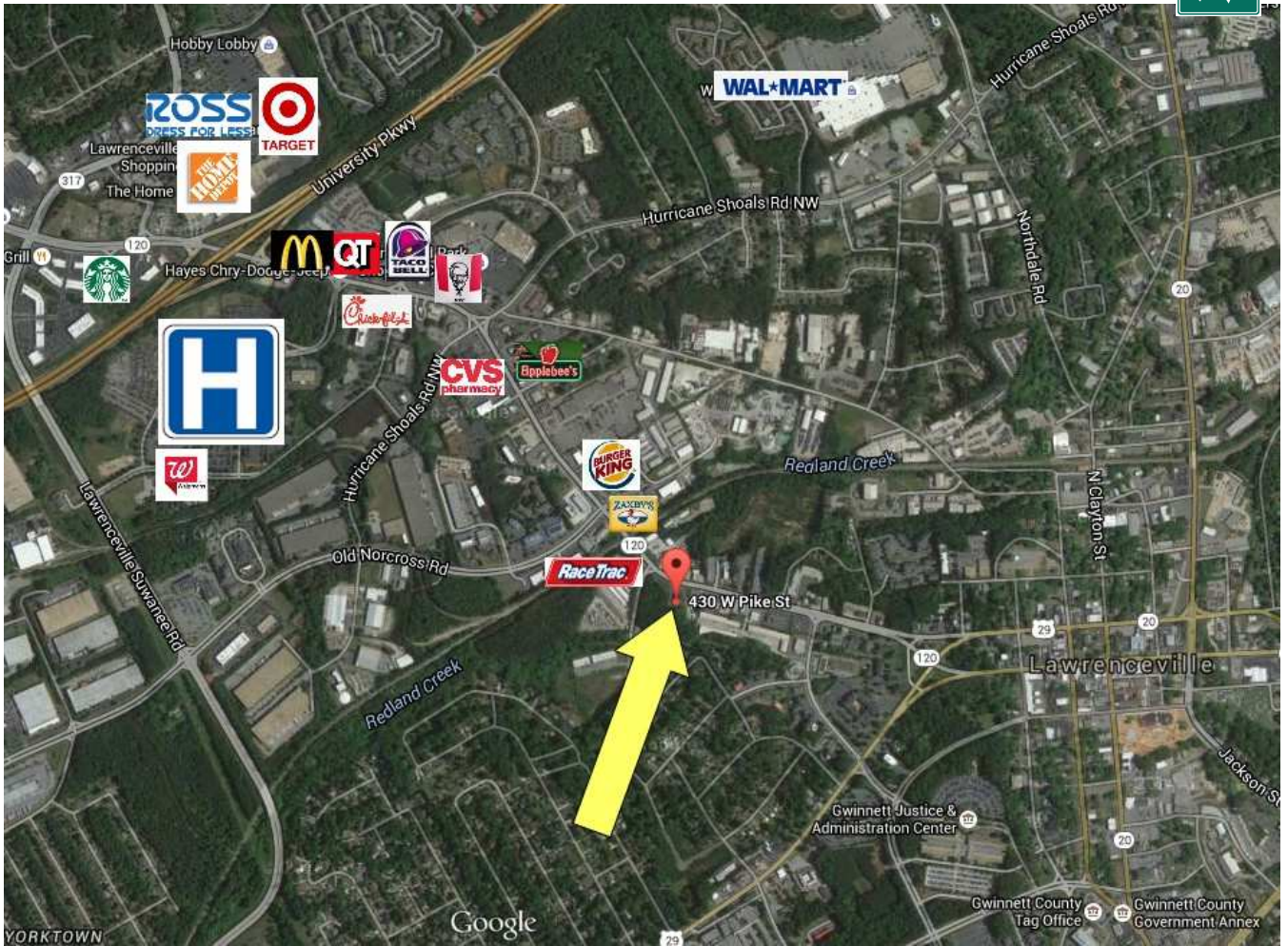
Suite C

Photos

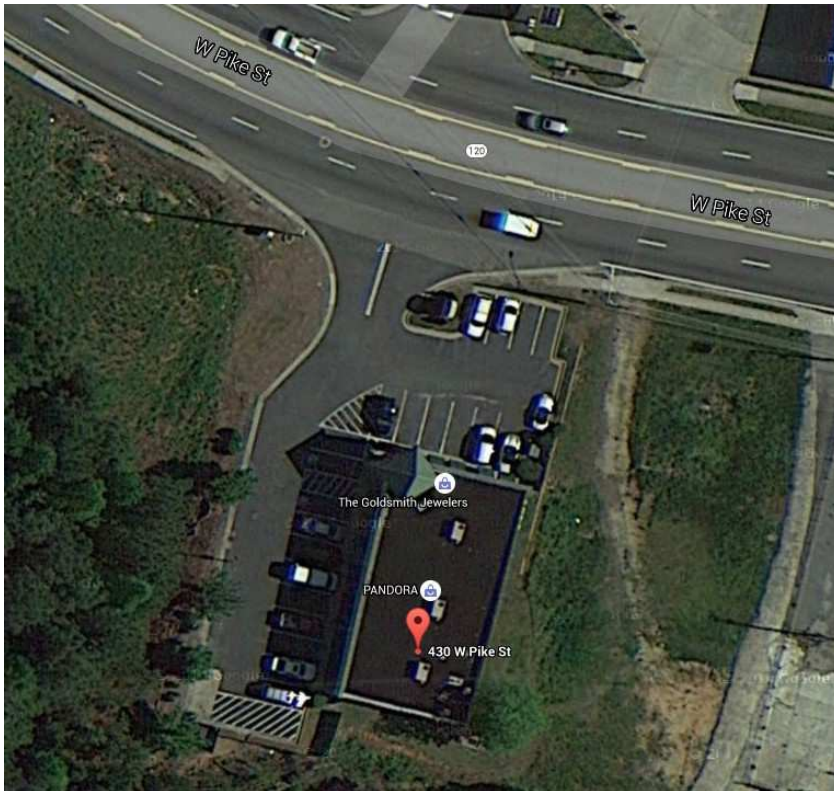
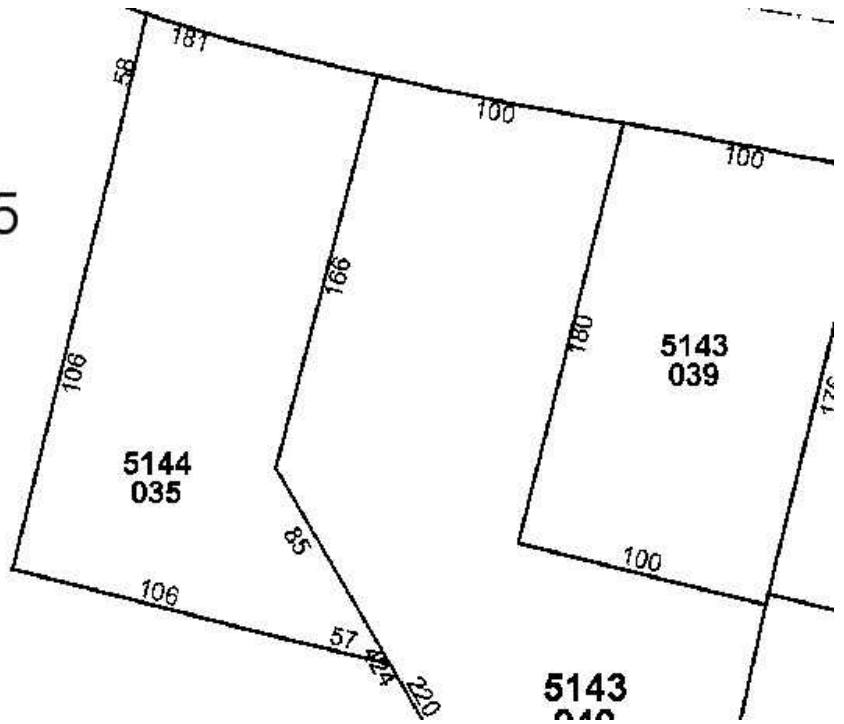


Plat and Maps



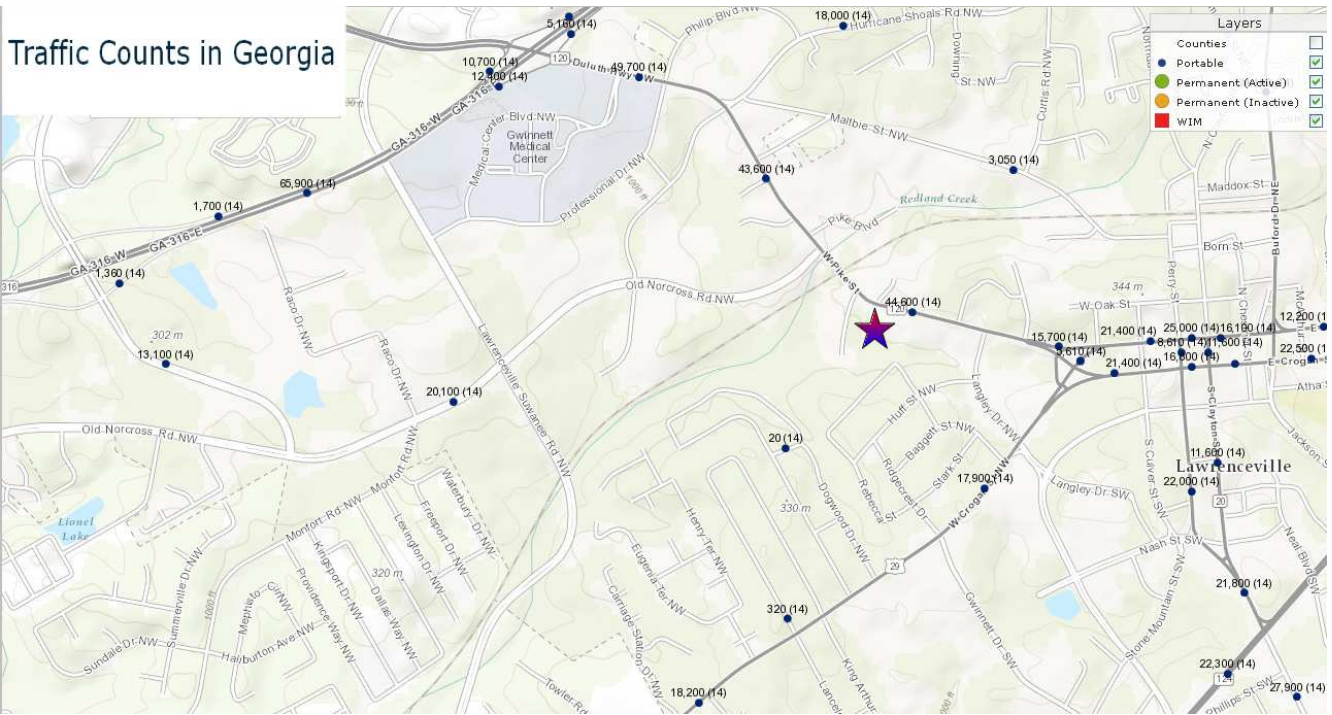


Tax ID: 5-144-035



2013 Demographics	
	1 Mile
Daytime Population	12,129
Households	3,594
Average Household Income	\$49,639
	3 Mile
Daytime Population	77,494
Households	22,664
Average Household Income	\$64,206
	5 Mile
Daytime Population	196,582
Households	63,494
Average Household Income	\$77,435

Traffic Counts in Georgia



About the Area

Lawrenceville is home to [Gwinnett Medical Center](#). GMC is a non-profit, 500-bed health care network based in Gwinnett County. It comprises two hospitals, plus several supporting medical facilities, with more than 4,300 employees and more than 800 affiliated physicians. The flagship campus of GMC is located in Lawrenceville near the intersection of Hwy 316 and Duluth Highway 120.

(The property is less than a mile to the entrance to the hospital)

Within Lawrenceville there are two public colleges:

- [Gwinnett Technical College](#)
- [Georgia Gwinnett College](#)

Lawrenceville is also home to Briscoe Field/Gwinnett County Airport. The airport is located on approximately 500 acres and with its single 6,021-foot-long by 100-foot-wide runway it handles all light general aviation and most corporate jet aircraft in operation today.

(The property is approximately 2.5 miles from the airport)

The City of Lawrenceville has purchased land across the street and will soon start developing new buildings.