

Development Site

Gwinnett County | Lawrenceville, Georgia

SITE

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NATIONAL REACH LOCAL KNOWLEDGE



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Offered Exclusively by:

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NATIONAL REAL ESTATE ASSOCIATION

LOCATION OVERVIEW



Property Features

Approximately 42 Acres situated on University Parkway (Hwy 316) & Buford Drive (SR 20) Lawrenceville, Gwinnett County, Georgia

79,108 vehicles per day on Route 316 (University Parkway) and 40,756 vehicles per day on Buford Drive NE

All utilities available to site

Adjacent to Georgia Gwinnett College with a student population of 12,500

Excellent visibility, signage, and access to SR 20 and Collins Hill Road

Coolray Stadium on SR 20, located just North of subject property is home to the Gwinnett Stripers Triple A baseball affiliate of the Atlanta Braves

Residential growth spurred by schools including the #1 ranked High School, Gwinnett School of Mathematics, Science and Technology

Gwinnett County is the second most populous county in the state of Georgia and is a leader in investment and job creation

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AERIAL VIEWS

NORTH



WEST



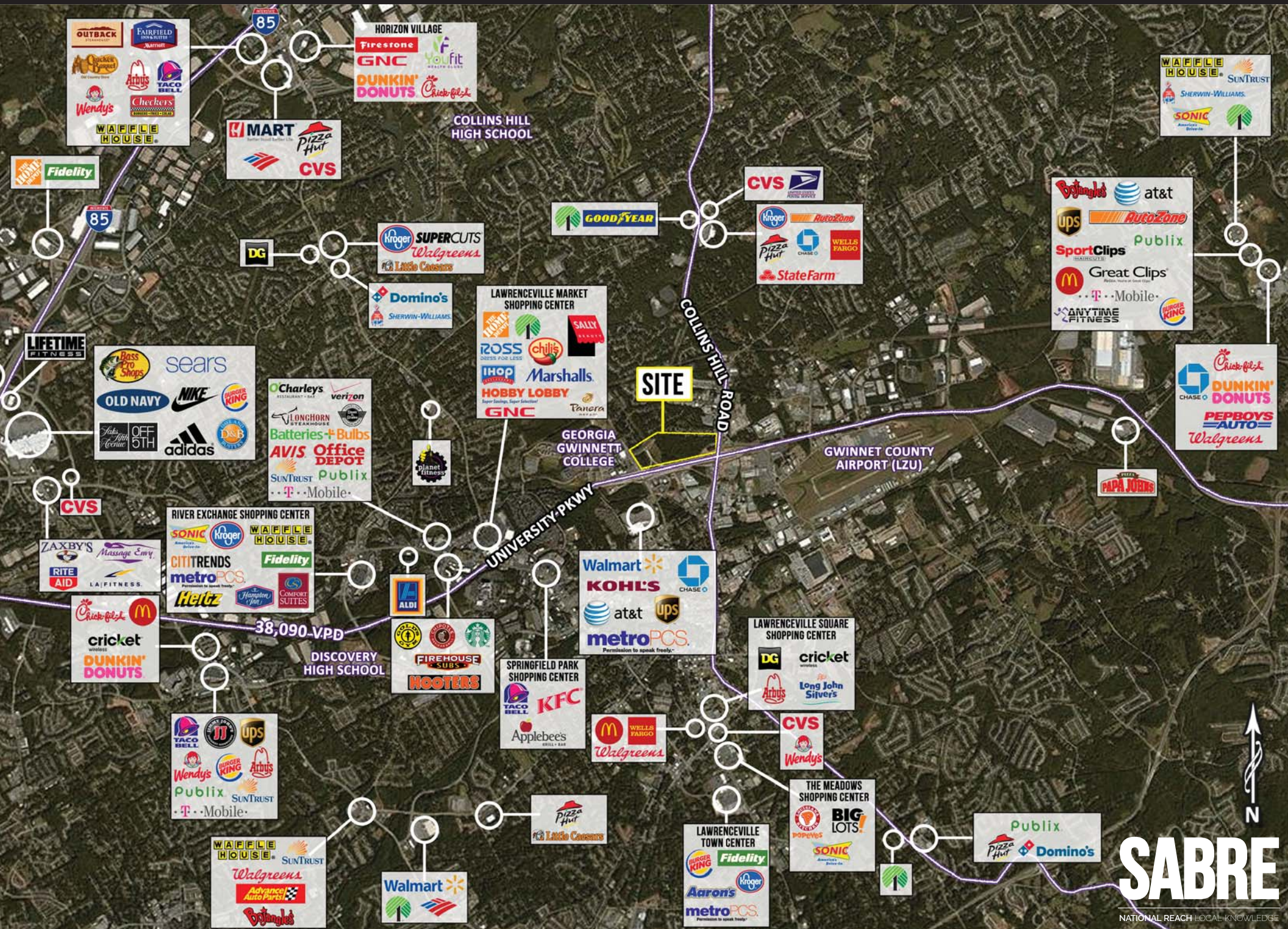
PROPOSED LENDON LANE CONNECTOR ROAD



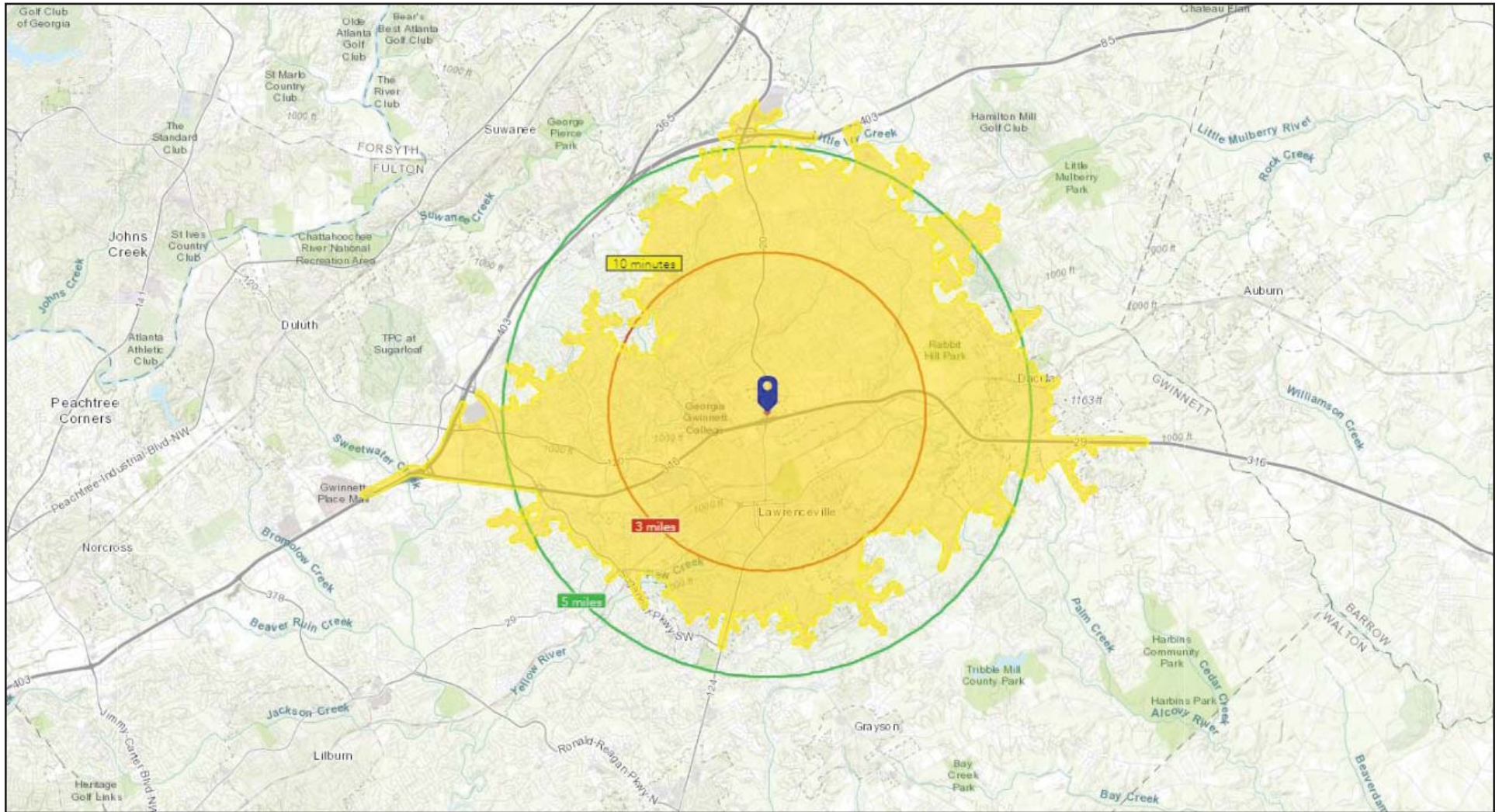
PROPOSED CONCEPT PLAN



TRADE AREA



DEMOGRAPHIC SUMMARY



	3 MILES	5 MILES	10 MINUTES
Population	67,124	192,258	144,378
Median HHI	\$60,543	\$70,123	\$67,975
Average HHI	\$75,901	\$86,875	\$85,142
Daytime Pop	87,825	183,063	149,284
Households	21,943	62,447	47,481
Median Age	33.4	34.7	34.4

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We're a full-service boutique real estate and advisory firm built for today's world. We partner with our clients to always put them in the best position to win. We not only understand real estate, we think like retailers, investors, restaurateurs, franchisors and entrepreneurs. We are eager students of shopping behavior, franchising, technology, media, fashion, music and pop culture.

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