

FOR LEASE



SUGARLOAF CROSSING
(272 Apartments)



DISCOVERY
HIGH SCHOOL
(2,780 students)

Publix UPS Bibo's Italian
SUBWAY Great Clips
1.4 Million Annual Visits



Property Highlights

FOR LEASE: 15,000 square foot center located at Sugarloaf Parkway and Old Norcross Road in Lawrenceville, Georgia.

Huge daytime traffic with 5,009 Employees within 1 mile and **42,112 employees within 3 miles.**

Tons of students in the area with **Gwinnett Tech (6,683 students)** and Discovery High School (2,780 students) within 2 minutes.

Existing Tenants include Starbucks, T-Mobile, State Farm, Staffmark, Benchmark Physical Therapy, and Beto's Tacos

ONLY ONE 1,330 SQUARE FOOT SPACE REMAINING!



TRAFFIC COUNTS

39,986 VPD – Sugarloaf Parkway
100,924 VPD – GA 316

| | 1-Mile | 3-Mile | 5-Mile |
|---------------------|----------|----------|----------|
| Total Population: | 8,228 | 101,732 | 239,951 |
| Daytime Population: | 5,009 | 42,112 | 111,242 |
| Avg HH Incomes: | \$79,435 | \$82,952 | \$88,628 |

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





| UNIT | TENANT | SIZE |
|----------|-----------------------|--------------|
| A | Peach Smiles | 1,820 |
| B-C | Benchmark Phy Therapy | 2,590 |
| C | Style Hair & Nails | 1,120 |
| D | Beto's Tacos | 2,339 |
| E | AVAILABLE | 1,330 |
| G | Jade Café | 1,190 |
| H | State Farm | 1,260 |
| I | StaffMark | 1,260 |
| J | T-Mobile | 1,750 |

