



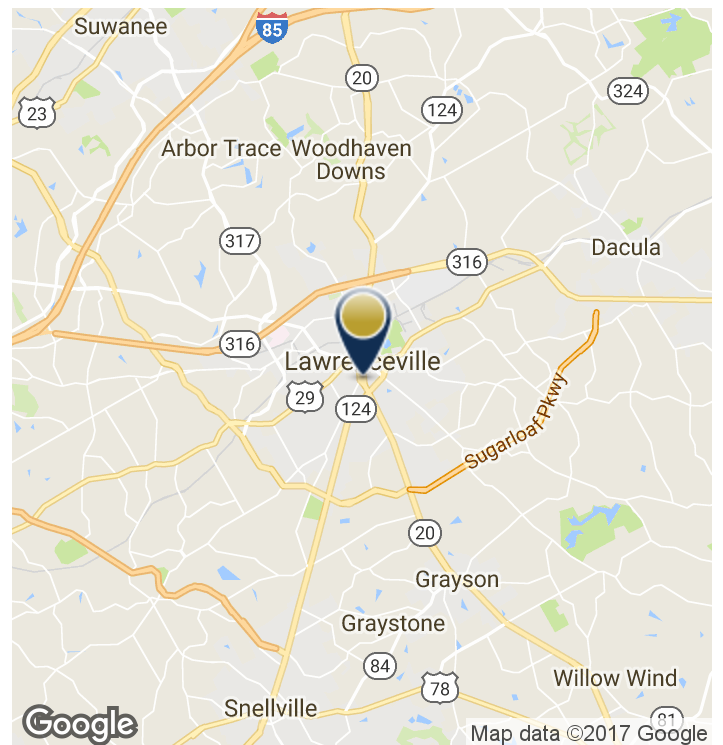
### PROPERTY HIGHLIGHTS

- 5,040 total SF
- Offered for sale at \$299,000
- Located in downtown Lawrenceville
- 0.18 acre lot
- Parking for 10 cars
- Great opportunity for law firm, insurance agency, or medical practice
- Occupied by month-to-month tenant
- Seller financing available to qualified buyers

### LOCATION OVERVIEW

South Clayton St is being 4-laned with multi-directional traffic. Steps from City Hall and Gwinnett County Courthouse. 0.4 mile walk to Historic Downtown Lawrenceville.

Just south of the main entrance to the \$200,000,000, 32-acre South Lawn development, which will bring 600 residential units, 15,000 SF of retail space, and a town green to Lawrenceville. Visit <http://ow.ly/y9MK30g9hDI> for more information.

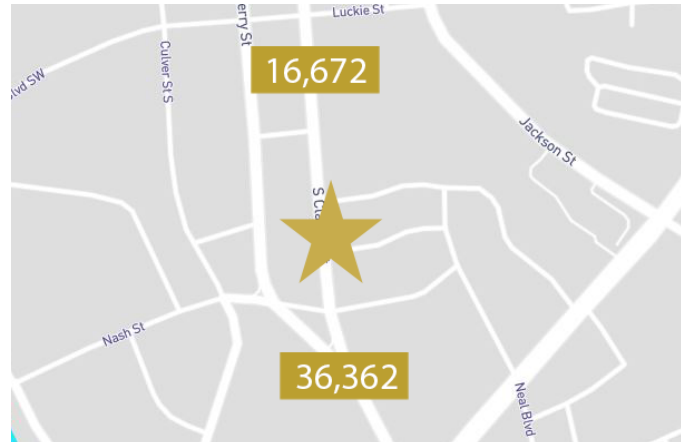


DEMOGRAPHICS & TRAFFIC COUNTS

|                    | 1 Mile                  | 3 Miles  | 5 Miles  |
|--------------------|-------------------------|----------|----------|
| Total Households:  | 2,507                   | 23,576   | 58,770   |
| Total Population:  | 6,991                   | 72,983   | 183,719  |
| Average HH Income: | \$47,032                | \$66,308 | \$79,627 |
| Traffic Counts:    | 16,672 vehicles per day |          |          |

\*Data derived from ESRI

TRAFFIC COUNT MAP



PHOTOS



SITE PLAN



Site plan of the \$200 million mixed-use, "urban-style" development planned near downtown Lawrenceville