

LAWRENCEVILLE CENTER

916-968 Duluth Hwy Lawrenceville, GA 30043



100% Leased

PROPERTY HIGHLIGHTS

- 100% leased and occupied currently
- Full access into the center in addition to 2 signalized intersections via crossaccess
- Monument signage available
- Co-tenants include: Jason's Deli, Jersey Mike's, Willy's Mexicana Grill, AT&T, Burger Fi & Sports Clips
- GA DOT Traffic Counts: GA Hwy 120 (Duluth-Hwy)-54,400 AADT
- Northside Gwinnett Hospital undergoing a \$400M expansion, adding a new 17-story patient tower and 146 new beds, bringing the total number of beds onsite to 696 beds (opening in 2025). This expansion also added 1,000 jobs
- Excellent visibility and over 500' of frontage to Duluth Highway with unobstructed sight lines

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population Density	9,738	80,358	228,068
Average HH Income	\$73,256	\$88,562	\$93,393
Daytime Population	11,345	43,317	101,543

EXCLUSIVE AGENT
PATRICK BENTLEY
 patrick@highpoint-realestate.com
770.462.0055





SUITE	TENANT	SF
A	Jason's Deli	4,000
B	Peachtree Immediate Care	2,800
C	AT&T	1,500
D	Willy's Mexicana Grill	2,800
E	Jersey Mike's	1,500
F	Sport Clips	2,000
G	Burger Fi	2,061



Property Photo | 916-968 Duluth Hwy Lawrenceville, GA 30043



