### FREESTANDING 2ND GENERATION RESTAURANT FOR LEASE

3277 Lawrenceville-Suwanee Rd, GA 30024



2,788 SF Available For Lease

#### **PROPERTY HIGHLIGHTS**

- 2,788 SF freestanding restaurant available for lease
- Signalized intersection access
- Prominent visibility, frontage and exposure to Lawrenceville-Suwanee Road (40,400 VPD)
- Walmart outparcel and directly across from Lowe's, shared signalized intersection
- Over \$140,000 average household income within 1-mile of site
- 1.05 acre parcel

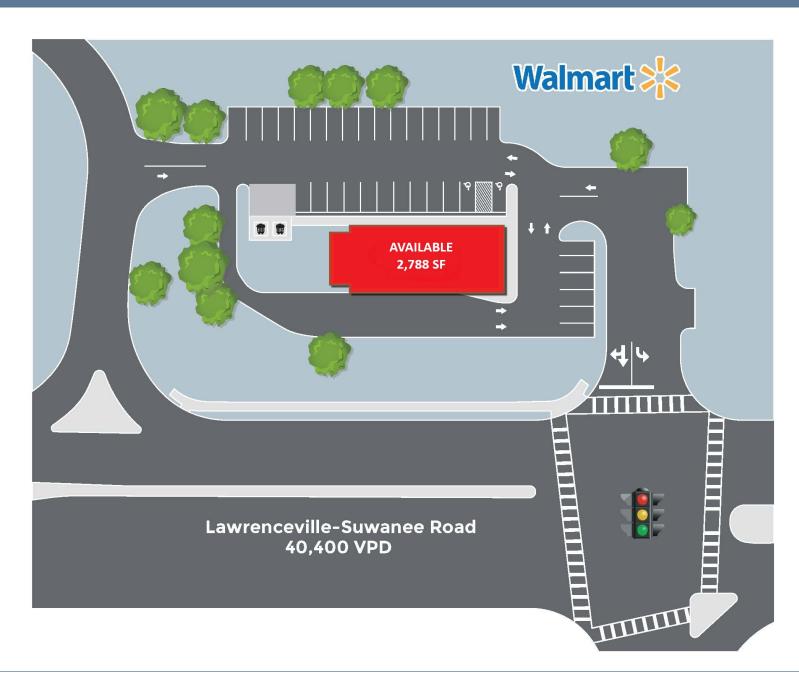
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	3,616	64,369	181,112
Average HH Income	\$140,304	\$129,166	\$117,954

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## Site Plan | 3277 Lawrenceville-Suwanee Rd,GA 30024





## Aerial | 3277 Lawrenceville-Suwanee Rd,GA 30024





# Large Aerial | 3277 Lawrenceville-Suwanee Rd,GA 30024



