

PRIME RETAIL DEVELOPMENT
BUILD-TO-SUIT OR GROUND LEASE
+2.25 ACRES



Gwinnett County Airport

Enterprise truck rental

USA Auto Sales

316

SR 316
64,300 VPD
316

← ATHENS

Reynolds Rd.

316

SITE
Valvoline
QT

BUFORD ↓

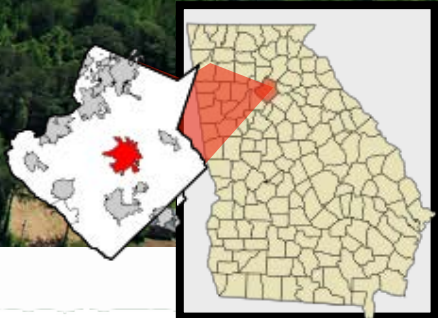
20

SR-20
50,700 VPD
20

Advance Auto Parts

ATLANTA →

Metro Extended Stay Lawrenceville



JACKSON
ELECTRIC MEMBERSHIP CORPORATION



LAWRENCEVILLE
GEORGIA

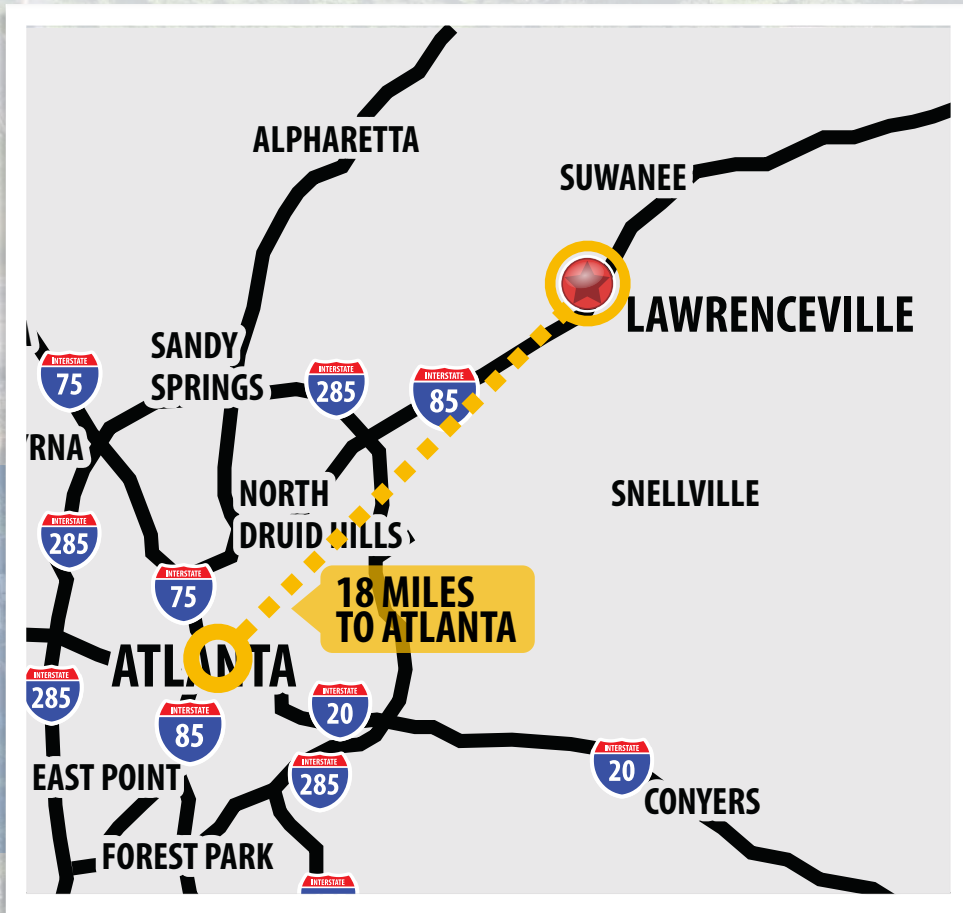
PRIME RETAIL DEVELOPMENT
BUILD-TO-SUIT OR GROUND LEASE

LAWRENCEVILLE, GA
 733 Buford Dr, Lawrenceville, GA 30043

Capital Growth Buchalter Georgia, LLC
 Lenox Center | 3355 Lenox Road | Suite 410
 Atlanta, GA 30305

Greg Craft
 Cell: 678-361-4854
 gcraft@cgpre.com

PROPERTY SUMMARY



The property has an excellent location just south of the intersection of Buford Drive and GA Hwy 316 in Lawrenceville. Buford Drive links downtown Lawrenceville to I-85 and the Mall of Georgia.

Select Neighboring Tenants Include:
McDonald's, KFC, U-Haul, Checkers, Dunkin', Waffle House, Mavis Discount Tires and More



	SR-316	64,300 VPD
	SR-20 or Buford Dr.	50,700 VPD



Georgia Gwinnett College (Georgia Gwinnett or GGC) is a public college in Lawrenceville, Gwinnett County, Georgia. Georgia Gwinnett College opened on August 18, 2006. It has grown rapidly from its original 118 students in 2006 to over 12,000 in 2019.

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

LOCATED NEAR GWINNETT ONLINE CAMPUS

LOCATED NEAR RESIDENTIAL & SCHOOLS

LOCATED NEAR MAJOR HWY & TRAFFIC ARTERY

GREAT VISIBILITY AND ACCESS
SR-316 and major arteries

ALL UTILITIES AVAILABLE

LAND AREA ±2.25 Acres

DEMOGRAPHIC PROFILE

POPULATION

1 MILES 3 MILES 5 MILES

2020 Estimated Population	5,594	68,720	191,705
2025 Projected Population	5,815	72,274	201,001
Projected Annual Growth (2020-2025)	221 - 0.8%	3,554 - 1.0%	9,296 - 1.0%

HOUSHOLDS

2020 Estimated Households	1,464	22,091	60,794
2025 Projected Households	1,548	23,421	64,142

HOUSEHOLD INCOME

2020 Estimated Median Household Income	\$79,577	\$73,087	\$81,270
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BUSINESS

2020 Estimated Total Businesses	650	4,597	9,468
2020 Estimated Total Employees	6,196	39,684	75,873

MAJOR EMPLOYERS IN LAWRENCEVILLE, GA

Gwinnett County Public School System	20,421
Gwinnett County Government	4,817
Gwinnett County Healthcare System	2,908
Publix	2,700
Wal-Mart	2,215
State of Georgia	2,084
Kroger	1,917
United States Postal Service	1,582
Cisco1	1,530
Fiserv2	1,444



\$81,270

MEDIAN HH INCOME 5 Mile Radius



191,705

POPULATION 5 Mile Radius



60,794

HOUSEHOLDS 5 Mile Radius



4.0%

UNEMPLOYMENT RATE 5 Mile Radius

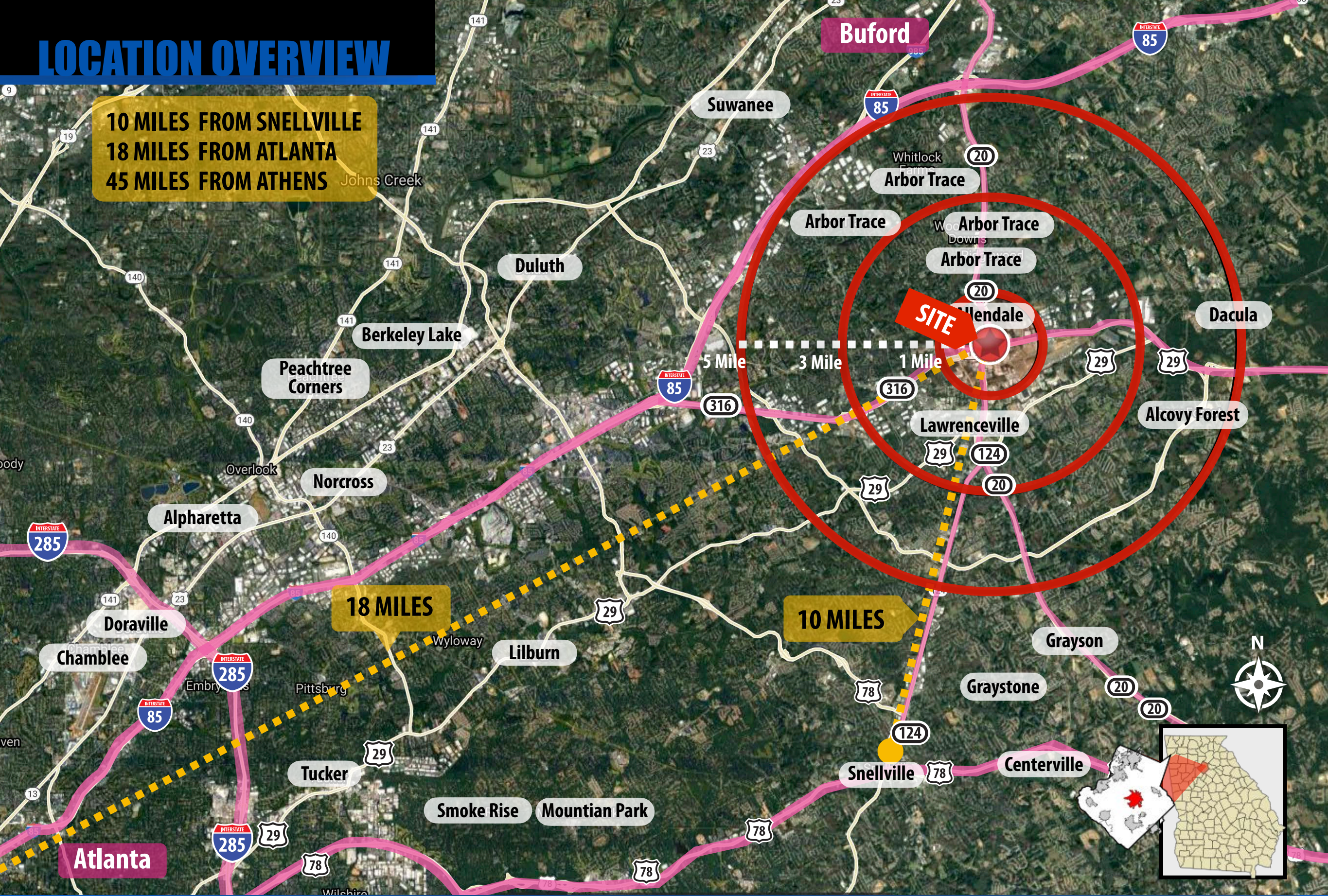


92,915

LABOR FORCE
EDPA.org
5 Mile Radius

LOCATION OVERVIEW

10 MILES FROM SNELLVILLE
18 MILES FROM ATLANTA
45 MILES FROM ATHENS



SURROUNDING MARKET



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RESIDENTIAL

RESIDENTIAL

← ATHENS

ATLANTA →

Gwinnett Online Campus

SR-20
50,700 VPD

CUBESMART management

Oak Grove Kids

ASSOCIATED CREDIT UNION

Hometown USA Express
Car Wash-Lube-Emission

GITGO

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

20

QT

Advance Auto Parts

SITE

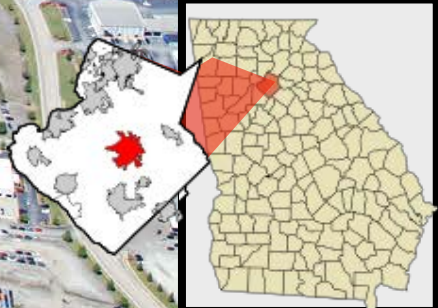
Valvoline

316

316

Metro Extended Stay Lawrenceville

USA Sales



Hardee's

RaceTrac

Lanier Outdoor Equipment

United Rentals

City Electric Supply

Majors Management

enterprise truck rental

SURROUNDING MARKET

ATHENS

Gwinnett County Airport

CMC Rebar

BlueLinx

Rhodes Jordan Park

Atlanta Attachment Co

Sunbelt Metal Processing Inc

DDS

Byrd & Flanigan Crematory & Funeral Service

USA Auto Sales

enterprise truck rental

Majors Management

Capital City Glass Inc

City Electric Supply

Lanier Outdoor Equipment

United Rentals

Gwinnett Online Campus

316

316

20

Metro Extended Stay Lawrenceville

JACKSON ELECTRIC MEMBERSHIP CORPORATION

SITE

Reynolds Rd.

Valvoline

QT

316

ATLANTA

SR-20 50,700 VPD 20

ASSOCIATED CREDIT UNION

20

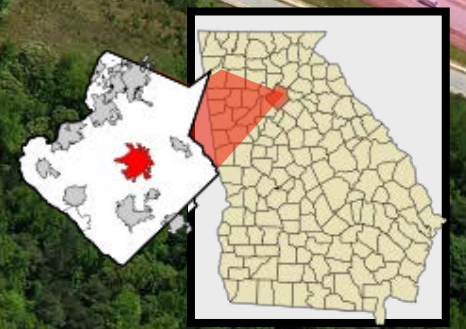
Advance Auto Parts

Hometown USA Express Car Wash-Lube-Emission

CUBESMART management

Oak Grove Kids

CITGO



SURROUNDING MARKET

RESIDENTIAL

BUFORD ↑

RESIDENTIAL

Georgia Gwinnett COLLEGE

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FIFTH THIRD BANK HOBBY LOBBY

Marshalls ROSS DRESS FOR LESS target DOLLAR TREE

GNC amc GOLD'S GYM Badcock & more

Bath & Body Works SALLY BEAUTY THE HOME DEPOT

PET SMART Hooters IHOP Red Lobster

TACOMAC Panera Starbucks Steak 'n Shake sweetFrog

FIREHOUSE SUBS SHOE CARNIVAL verizon

LONGHORN STEAKHOUSE CHIPOTLE tropical CAFE WELLS FARGO Office DEPOT OfficeMax

T Publix PRIMA EXPRESS EISENBERG BAKELS FIVE GUYS

Meat Market Great Clips Jason's deli Sport Clips

WILLY'S MEXICAN GRILL burn boot camp BURGERFI

MATTRESS FIRM jiffy lube

Planet Smoothie Jersey Mike's TRUIST ALDI

COUNTRY AutoZone Speedy Auto Service

Bank of America TRUIST QuikTrip

TEXACO CVS pharmacy

Days Inn Applebees Starbucks

Kentucky Fried Chicken McDonald's Taco Bell Chick-fil-A

PHILLY metro

Pep Boys Zaxby's DUNKIN'

BURGER KING PAPA JOHN'S Krystal

SUBWAY SHERWIN-WILLIAMS

Race Trac CAPTAIN D'S AAMCO

Great Expressions JJ Holiday Inn Express Red Roof

← ATLANTA

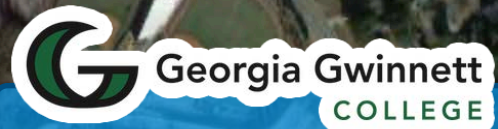
LAWRENCEVILLE ↓

ATHENS →

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SURROUNDING MARKET

RESIDENTIAL



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SR 316 55,800 VPD

SR-20 50,700 VPD

SR 316 64,300 VPD

SR-20 34,800 VPD

BUFORD ↑

← ATLANTA

LAWRENCEVILLE ↓

ATHENS →

SITE

University Pkwy

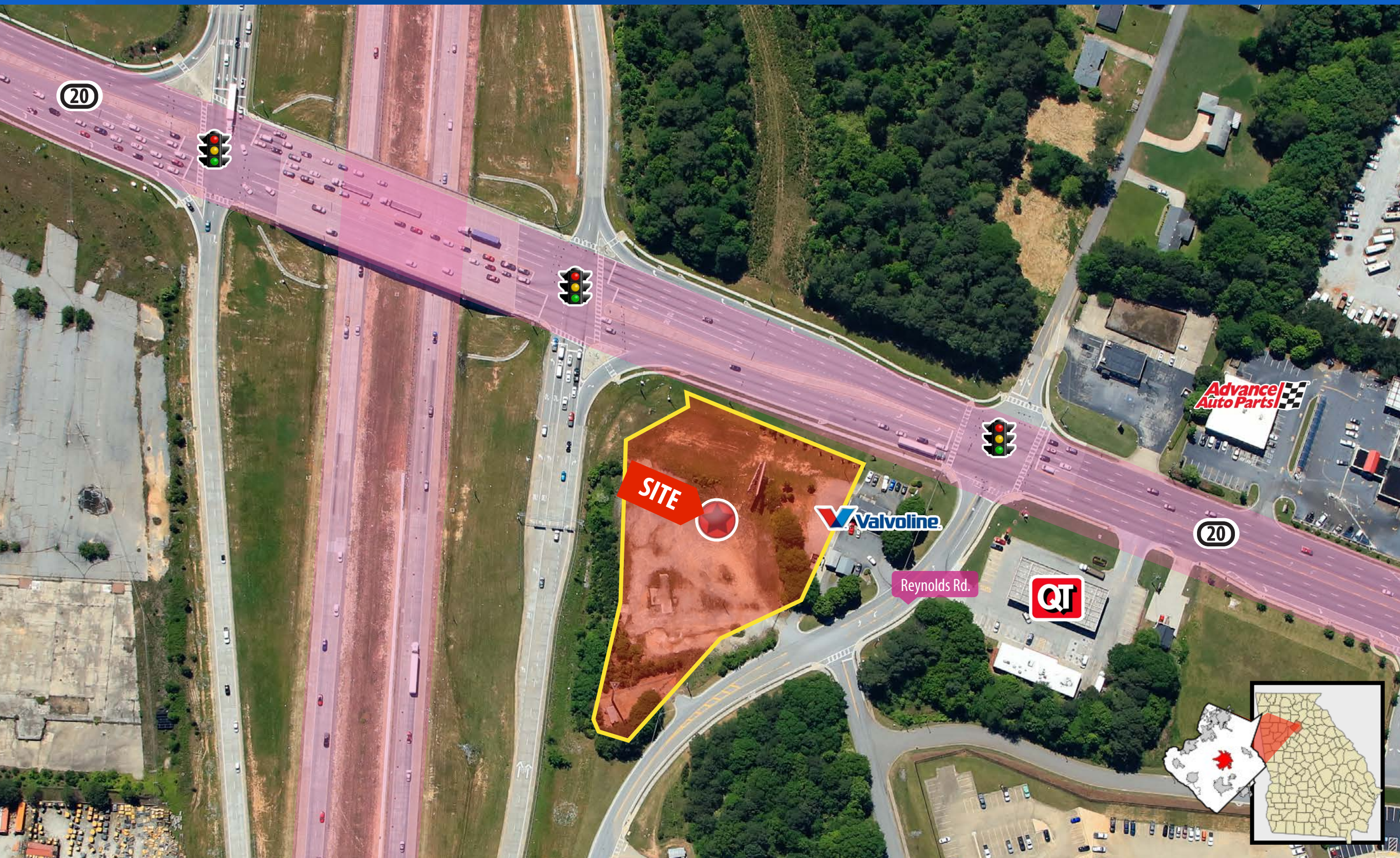


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PROPERTY OVERVIEW



PROPERTY OVERVIEW



316



SR 316
167,000 VPD

316

Reynolds Rd.

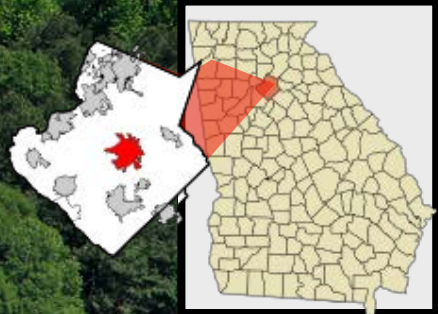
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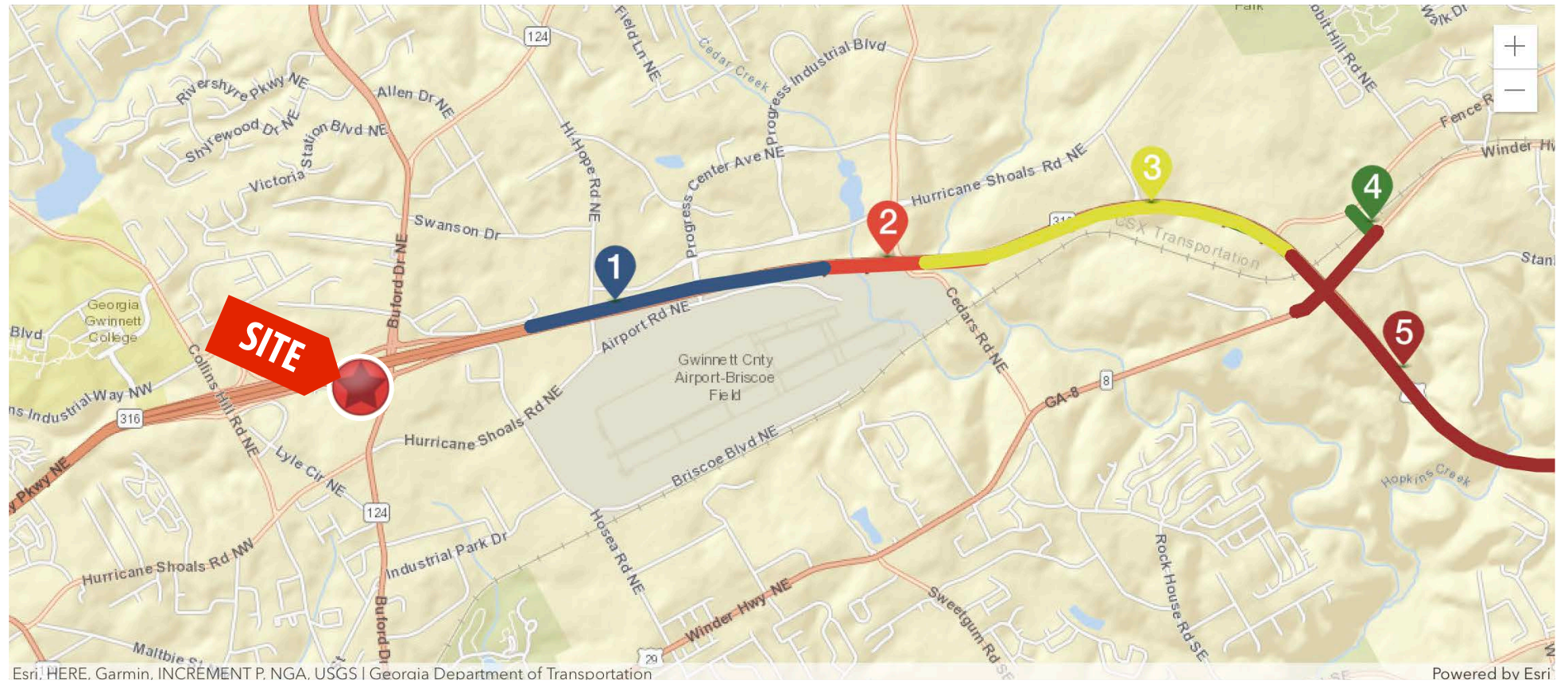
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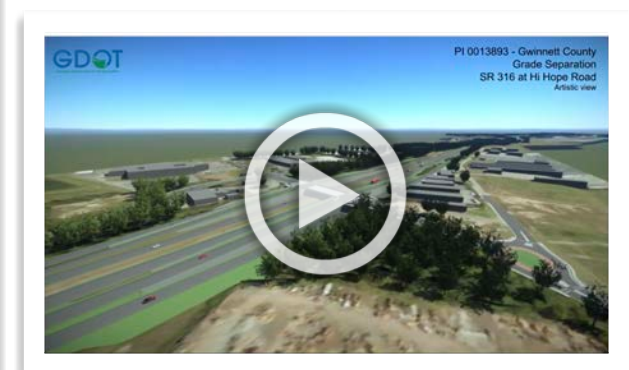
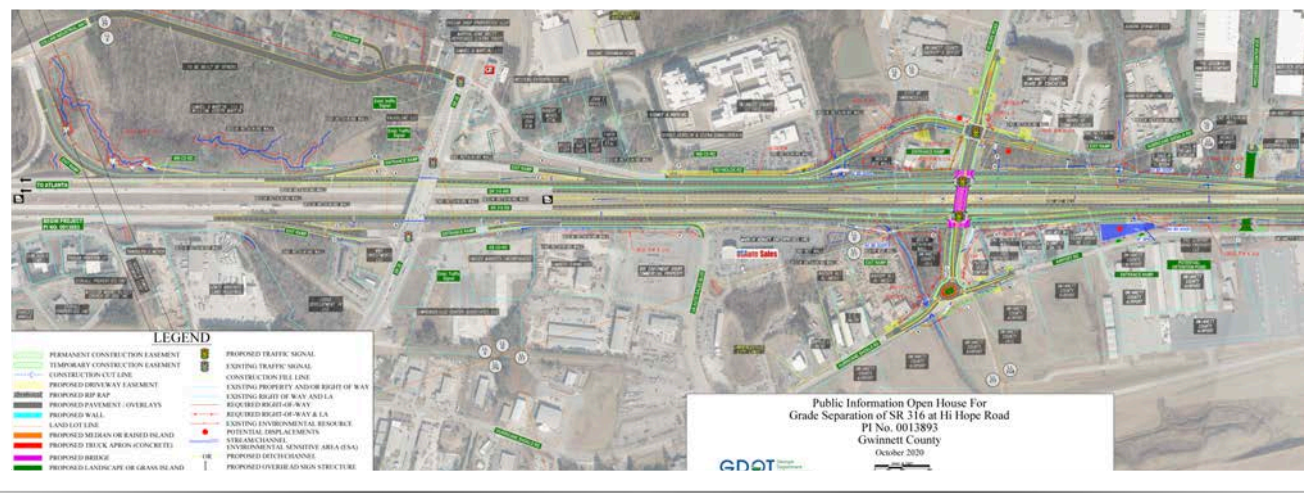


GWINNETT/GDOT ROAD PROJECTS

[Click Here For More Information.](#)



[Click Here For More Information.](#)



[Click here to watch movie.](#)

- 1 SR 316 at Hi Hope Road**
A new interchange and CD system from east of Collins Hill Road to west of Cedars Road
Construction 2022/2023
- 2 SR 316 at Cedars Road**
At grade access to SR 316 for SB and NB closure at Cedars Road
Construction 2022/2023
- 3 SR 316 at Hurricane Trail**
New interchange for SR 316 at Hurricane Trail and new SR 316 lanes to Fence Road
- 4 SR 316 at Fence Road**
Creates a new location roadway connection between Fence Road to SR 8/ US 29/ Winder Highway
- 5 SR 316 at SR 8/ US 29/ Winder Highway**
New interchange for SR 316 at SR 8/US 29/Winder Highway and new SR 316 lanes



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GEORGIA

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Managing Partner

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