



2ND-GEN RESTAURANT SPACE AVAILABLE

FOR SALE OR LEASE

2,500 SF Restaurant with Drive-Thru

630 Buford Drive
Lawrenceville, GA 30046

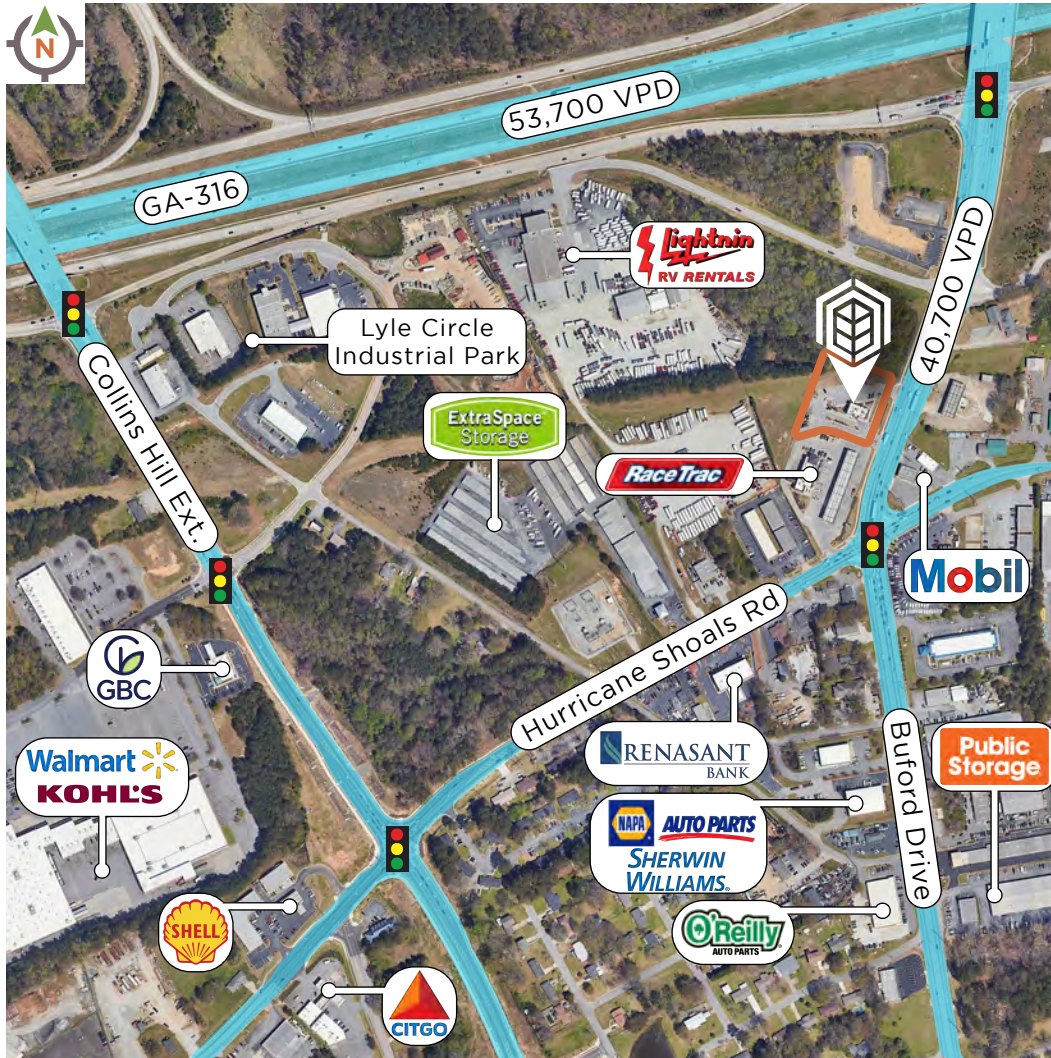
CONTACT

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PROPERTY OVERVIEW

630 Buford Drive / Lawrenceville, GA 30046



Subject site has excellent visibility & full-access to Buford Dr (40,700 VPD). Site also benefits from proximity to GA-316 (53,700 VPD) & multiple national retailers.

LOCATED NEAR

-  **23,900 Households within 3 Miles**
-  **40,000 VPD in front of site**
-  **GA Gwinnett College (11,500 students)**
-  **Multiple Employment Opportunities**
-  **Northside Hospital Gwinnett (388 Beds)**

MAJOR BRANDS



MAJOR INTERSECTIONS

Buford Dr. & GA-316 / 94,400 VPD
Buford Dr. & Hurricane Shoals / 57,900 VPD

DEMOGRAPHICS

630 Buford Drive / Lawrenceville, GA 30046

POPULATION	1 MILES	3 MILES	5 MILES
2023 Estimated Population	5,634	73,519	200,802
2028 Projected Population	6,641	75,229	208,897
Projected Growth Rate (2023-2028)	3.34%	0.46%	0.79%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Estimated Households	1,346	23,809	65,000
2028 Projected Households	1,690	24,482	68,011

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2023 Estimated Median Totals	\$53,275	\$72,008	\$81,379

BUSINESS	1 MILES	3 MILES	5 MILES
2023 Estimated Total Businesses	520	3,162	5,967
2023 Estimated Total Employees	5,514	38,367	67,291



\$81,379

Median Income



200,802

Population



65,000

Households



4.22%

Unemployment

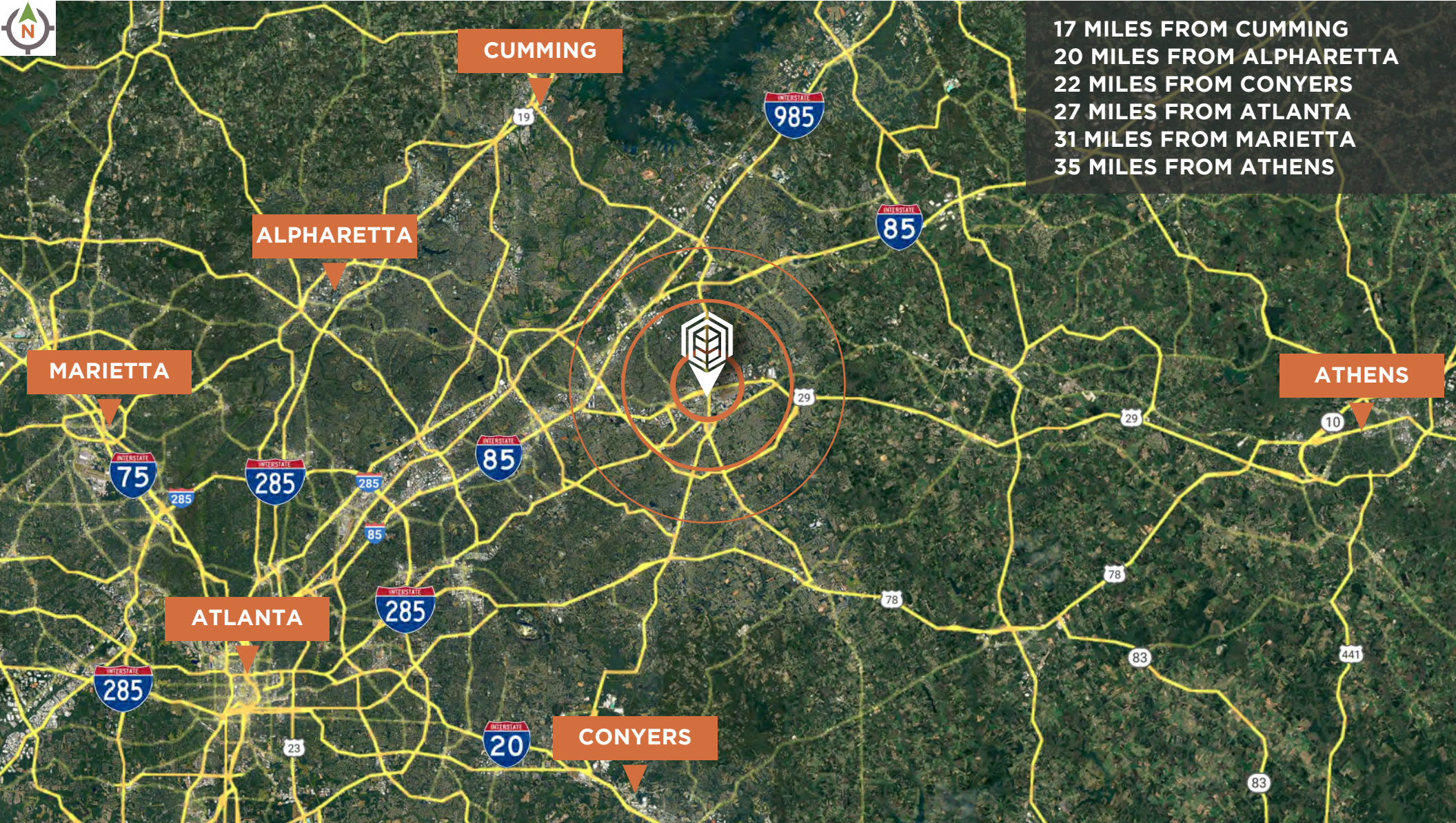


157,254

Labor Force

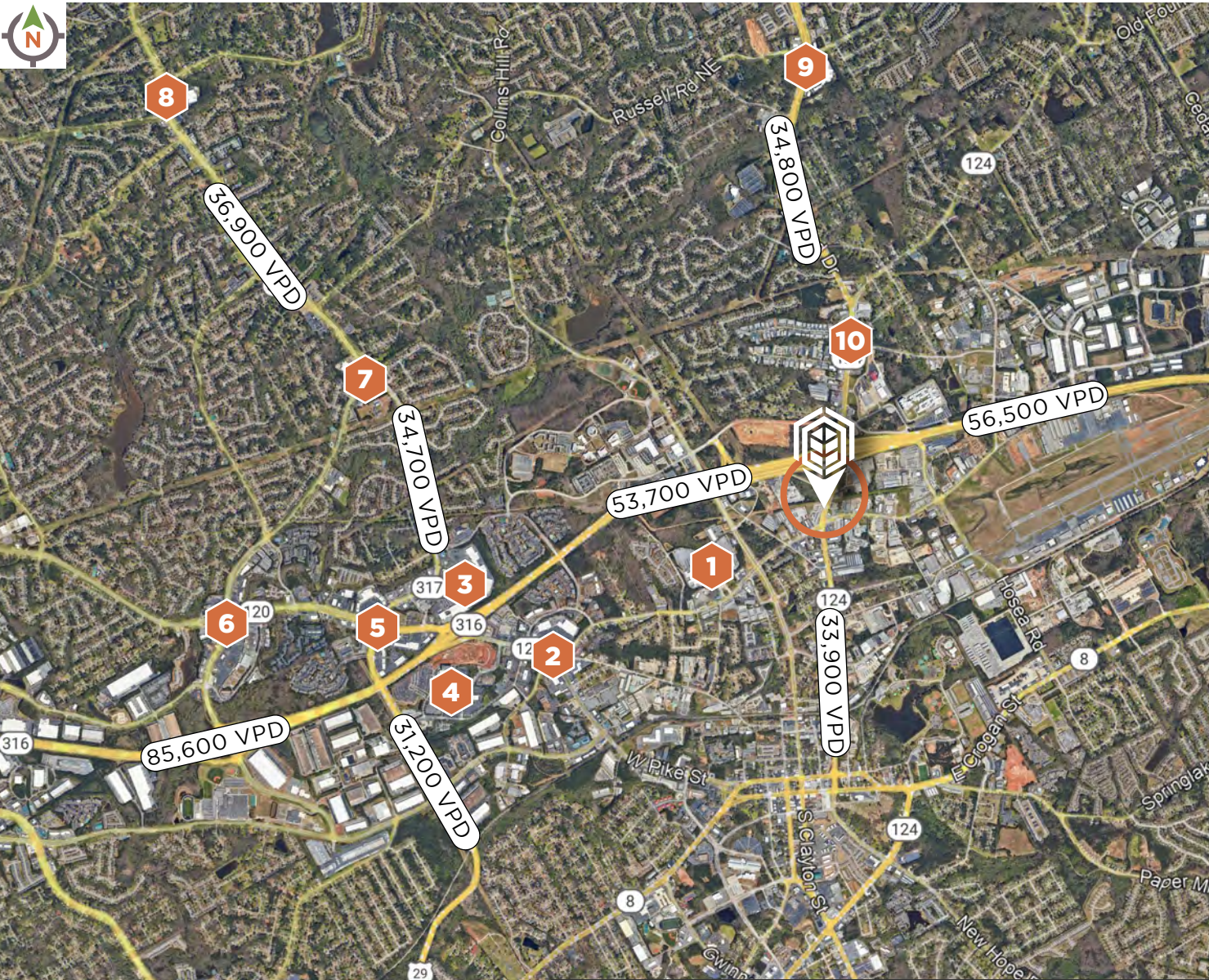
LOCATION OVERVIEW

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SURROUNDING MARKET

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- 1 Walmart, KOHL'S, GBC
- 2 CVS pharmacy, TACO BELL, Wendy's, McDonald's
- 3 Target, HOBBY LOBBY, The Home Depot, Panera, DEL TACO
- 4 NORTHSIDE HOSPITAL
- 5 Planet Fitness, EMPOLIO'S, ALDI, Starbucks, Harbor Freight Tools, Panda Express
- 6 Kroger, QT, W, Mavis Tires
- 7 Planet Fitness, GREASE MONKEY, TIRE PLUS, BP
- 8 Kroger, Starbucks, W, SHELL, pop shelf
- 9 Kroger, MAVIS TIRES, CVS pharmacy, Auto Zone
- 10 QT, MAVIS TIRES, McDonald's, TACO BELL, BURGER KING

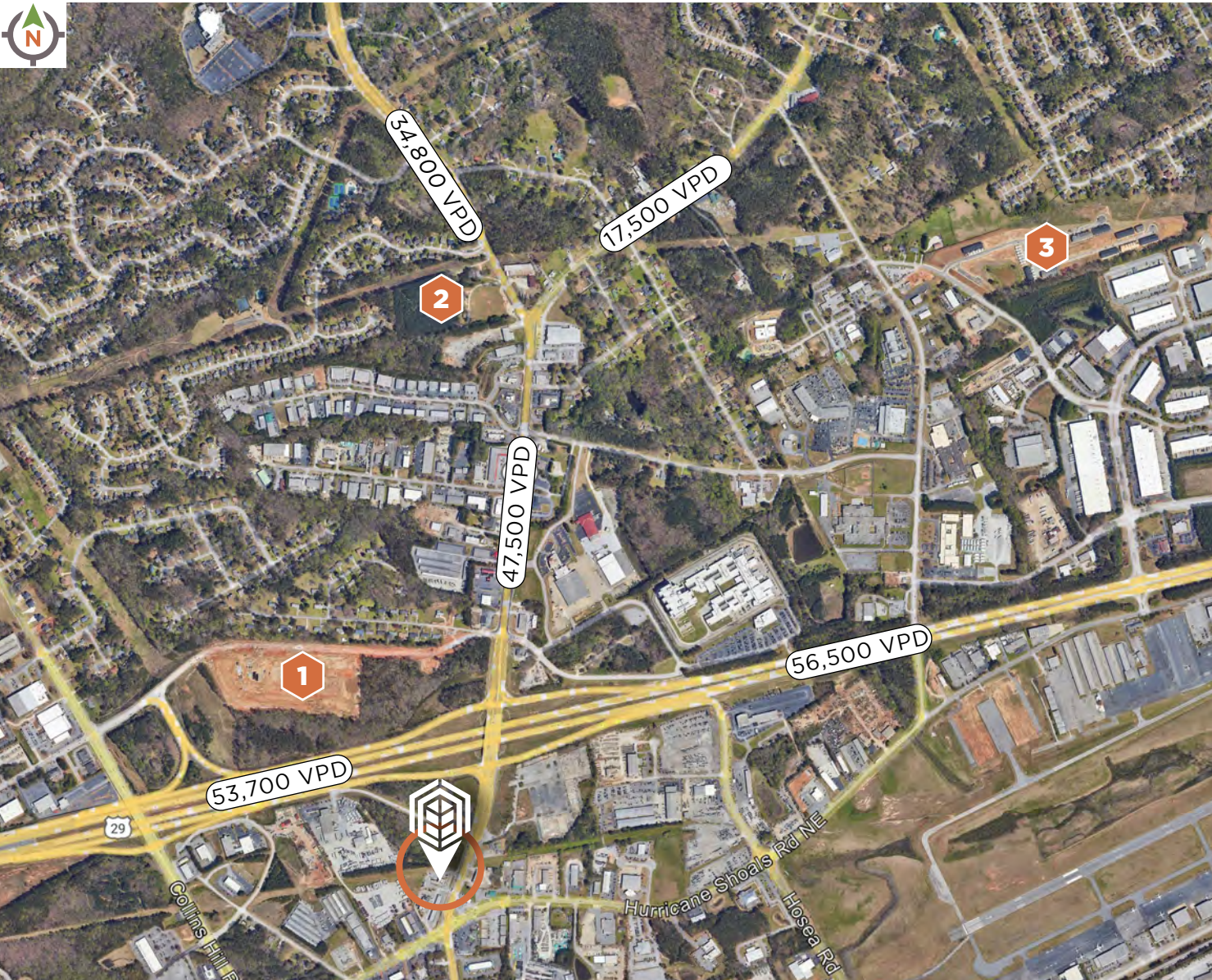
PROPERTY SITE VIEW

630 Buford Drive / Lawrenceville, GA 30046



RESIDENTIAL PROJECTS

630 Buford Drive / Lawrenceville, GA 30046



The Wren

275-unit Class A garden style apartment homes.
Construction: 2023/2024



County Approved Project

300-unit apartment complex with community amenities such as swimming pool, lawn, and club house.
Construction: TBD



Morningside Village

157-unit Townhome community by Meritage Homes starting in the low \$400's.
Construction: Complete



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2,500 Square Foot 2nd-Gen Restaurant

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Lawrenceville, GA 30046

TO INQUIRE ABOUT THIS PROPERTY

Greg Craft

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