



## SUGARLOAF FESTIVAL

1121 Grayson Hwy, Lawrenceville GA 30045





## DEMOGRAPHICS

### 1 MILE



9,161  
Estimated population



952  
Estimated daytime population



\$119,510  
Average household income



3,033  
Households

### 3 MILE



77,221  
Estimated population



24,806  
Estimated daytime population



\$122,118  
Average household income



24,769  
Households

### 5 MILE



187,296  
Estimated population



62,028  
Estimated daytime population



\$115,614  
Average household income



59,341  
Households

## DRIVE TIME POPULATION

5

Min



20,578

10

Min



122,774

15

Min

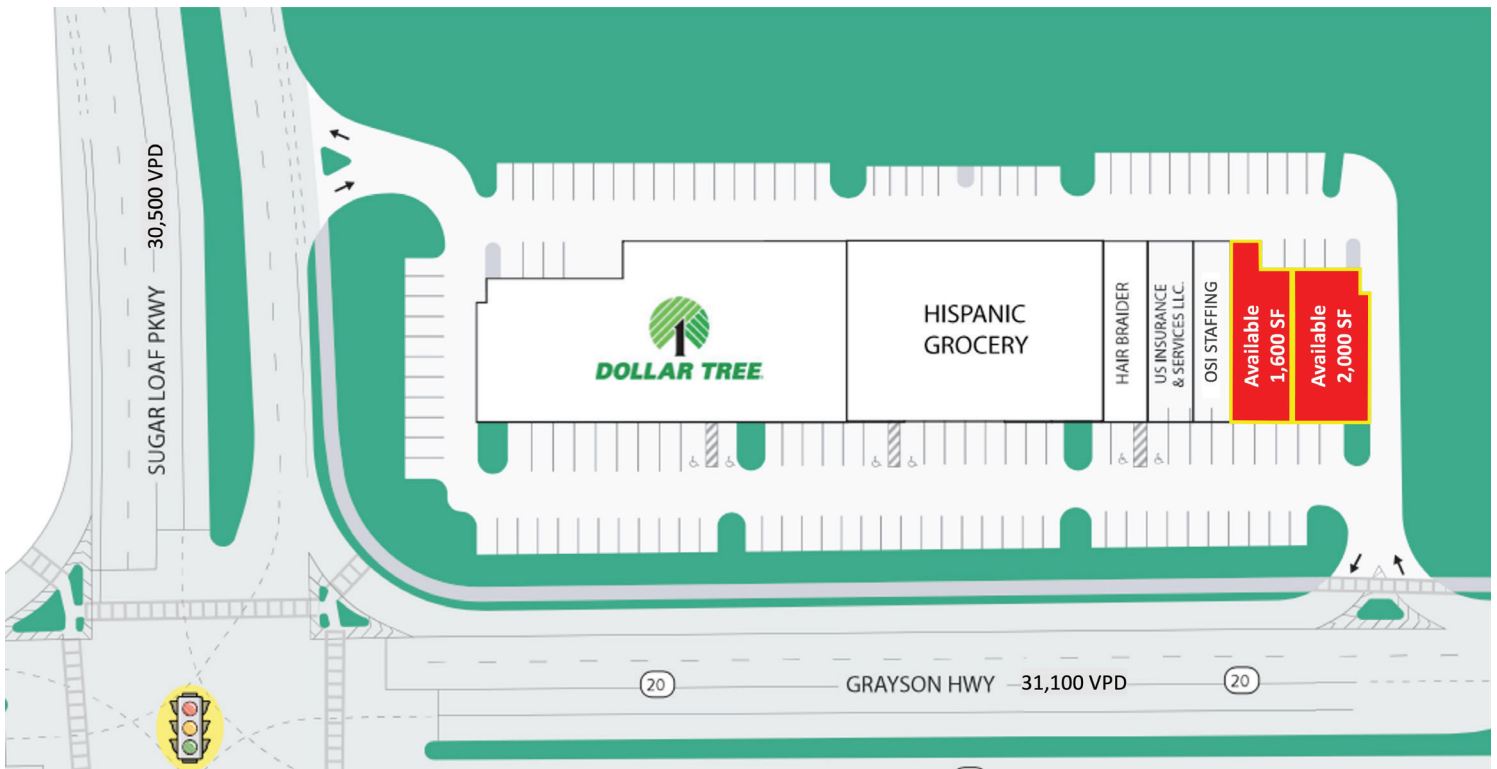


264,672

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

## SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1-4	Dollar Tree	10,500 SF	10	OSI Staffing	1,050 SF
5-7	El Ranchito Superm...	6,675 SF	11	Available	1,600 SF
8	Jules Hair Braiding	1,260 SF	12	Available	2,000 SF
9	US Insurance	1,250 SF			

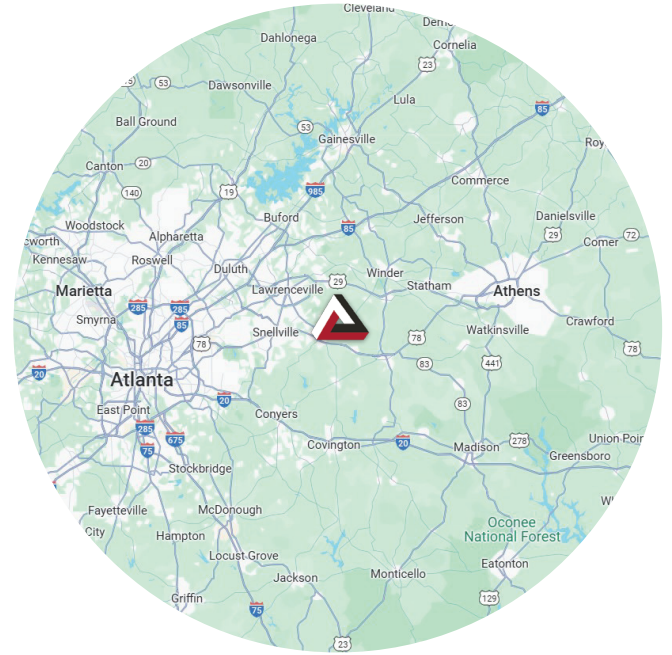


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## HIGHLIGHTS

- Up to 2,000 SF for lease.
- Property is located in an affluent market only 5 miles from Interstate 85.
- The average household income is \$122,118 in a 3-mile radius.
- Great visibility at heavily traversed Sugarloaf Pkwy (33,500 VPD) and Grayson Hwy (31,100 VPD).



30,500 on Sugarloaf Pkwy  
 31,100 on Grayson Hwy



Right In/Right Out on Sugarloaf Pkwy  
 Right In/Right Out on Grayson Hwy



Facade signage available.



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