



**3319 SUGARLOAF PKWY**

3319 Sugarloaf Pkwy, Lawrenceville GA 30044



## DEMOGRAPHICS

### 1 MILE



9,569  
Estimated population



2,075  
Estimated daytime population



\$115,243  
Average household income



2,075  
Households

### 3 MILE



82,188  
Estimated population



30,997  
Estimated daytime population



\$110,699  
Average household income



26,218  
Households

### 5 MILE



224,392  
Estimated population



71,693  
Estimated daytime population



\$104,827  
Average household income



71,647  
Households

## DRIVE TIME POPULATION

5

Min



17,365

10

Min



107,955

15

Min



343,231

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

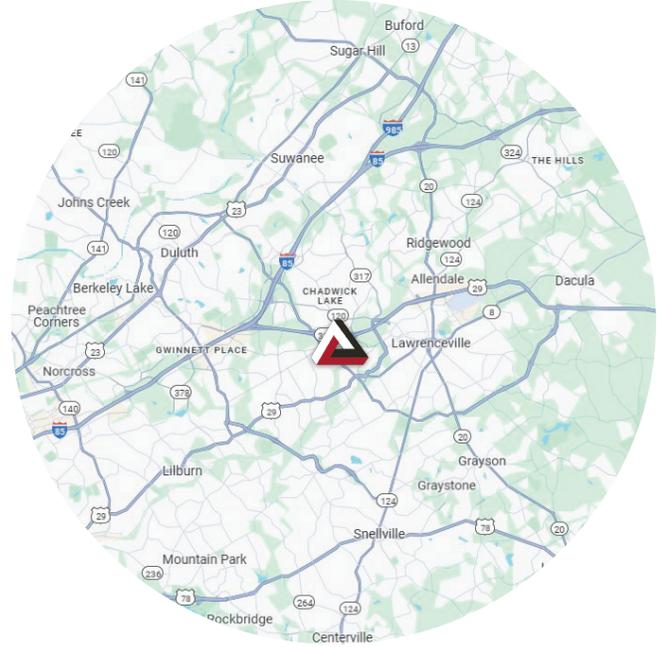
SUITE	TENANT	SIZE
Building	Available	3,629 SF



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## HIGHLIGHTS

- Freestanding Former Medical Office – 3,629 SF on 0.89 Acres.
- Access from multiple points on Sugarloaf Pkwy and Five Forks Trickum Rd via cross-access roads.
- Located just off the intersection of Five Forks Trickum (VPD) and Sugarloaf parkway (VPD).
- Boasting very strong traffic counts in a high-income area with average household incomes over \$100,000 in a 1-, 3-, and 5-mile radius.
- Over 340,000+ people in a 5-mile radius.



45,000 on Sugarloaf Pkwy  
8,840 on Five Forks Trickum Rd SW



Full access from Sugarloaf Pkwy  
Cross access from Five Forks Trickum Rd



Signage options available.



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