



SUGARLOAF FESTIVAL - RETAIL SPACES AVAILABLE



1121 Grayson Hwy, Lawrenceville GA 30045

- ▲ 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).

| 2024 Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 9,161 | 77,221 | 187,296 |
| Households | 3,033 | 24,769 | 59,341 |
| Average HH Income | \$119,510 | \$122,118 | \$115,614 |
| Daytime Population | 952 | 24,806 | 62,028 |
| | 5 Min | 10 Min | 15 Min |
| Drivetime Population | 20,578 | 122,774 | 264,672 |

Available Spaces

11 - 1,600 SF

12 - 2,000 SF

LEASING INFORMATION

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

