



# 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**  **20,578**  
Min

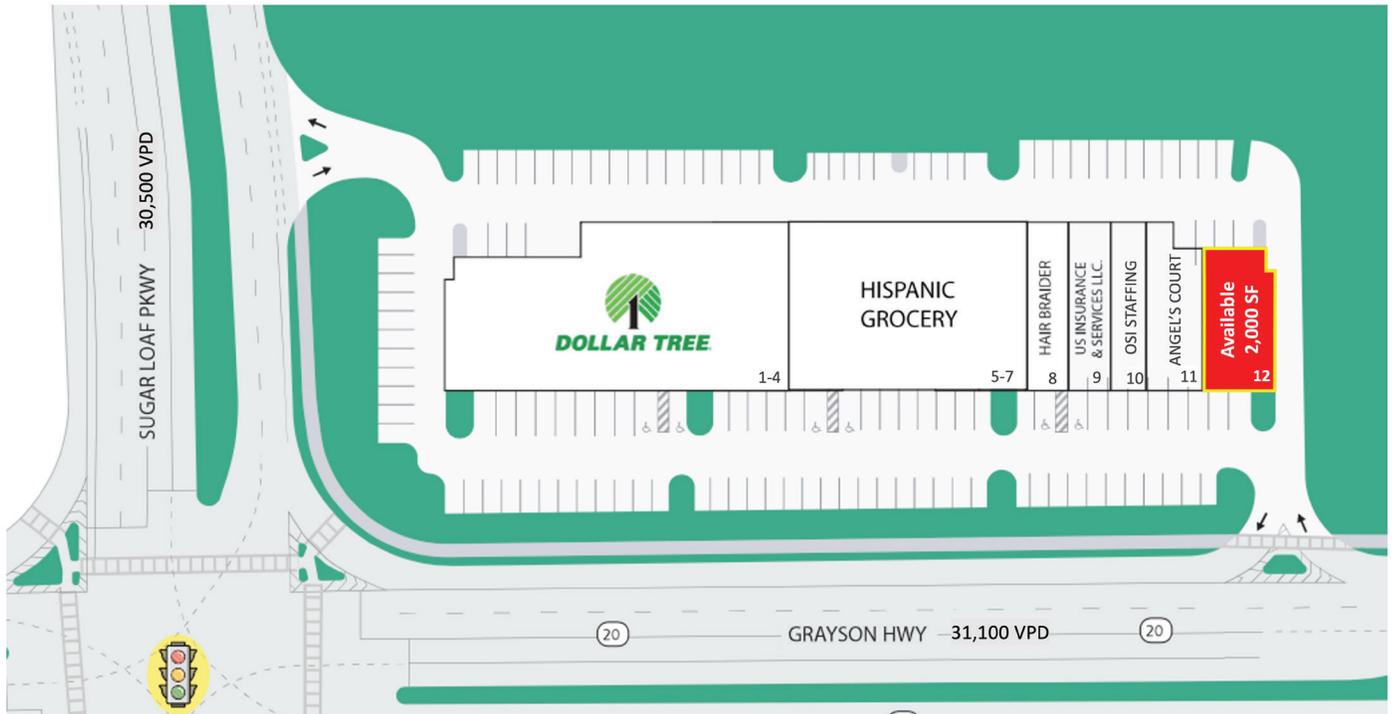
**10**  **122,774**  
Min

**15**  **264,672**  
Min

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**

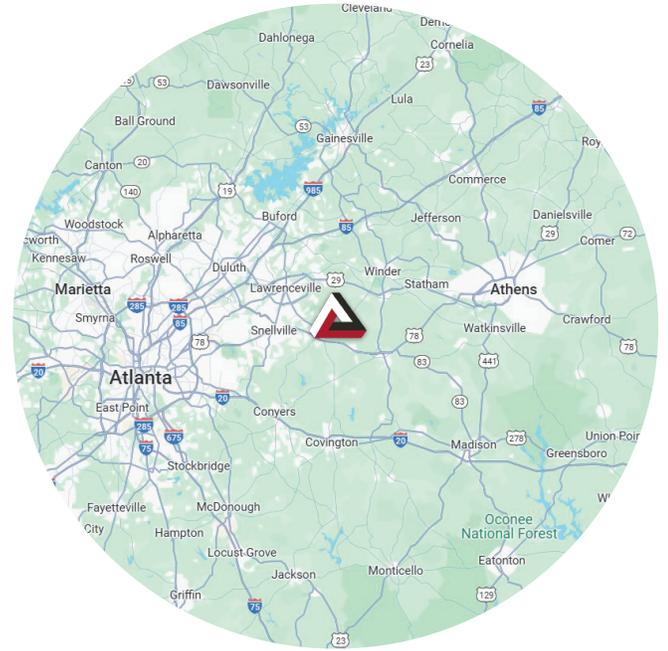
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1-4	Dollar Tree	10,500 SF	10	OSI Staffing	1,050 SF
5-7	El Ranchito Superm...	6,675 SF	11	Angel's Court	1,600 SF
8	Jules Hair Braiding	1,260 SF	<b>12</b>	<b>Available</b>	<b>2,000 SF</b>
9	US Insurance	1,250 SF			



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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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