




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

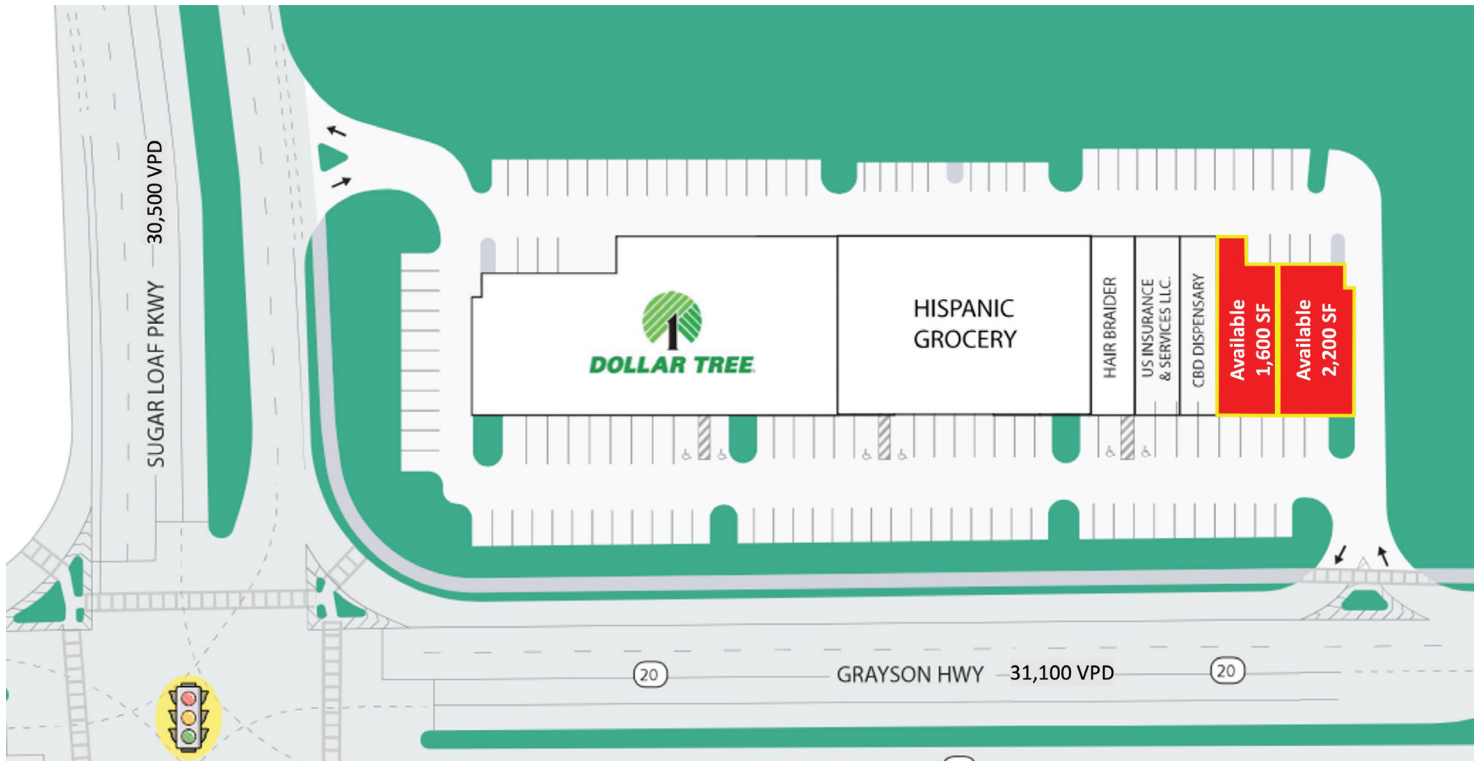
10  122,774
Min

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

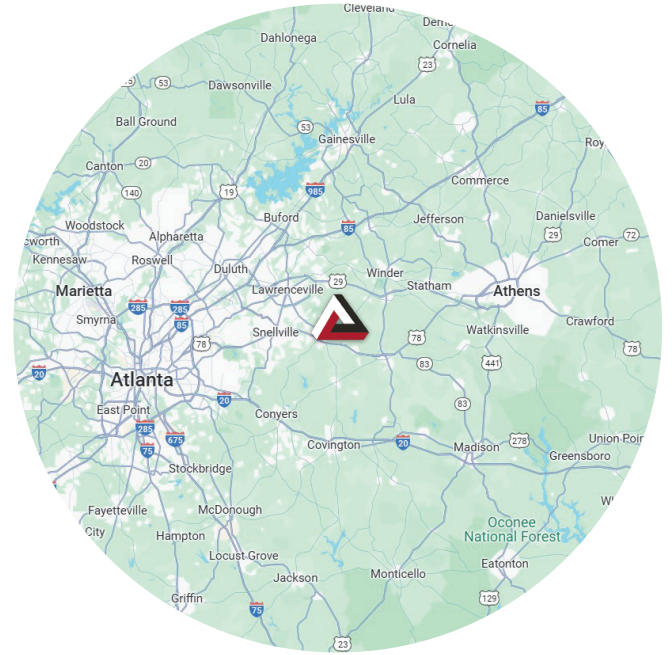
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1-4	Dollar Tree	10,500 SF	10	OSI Staffing	1,050 SF
5-7	El Ranchito Superm...	6,675 SF	11	Available	1,600 SF
8	Jules Hair Braiding	1,260 SF	12	Available	2,000 SF
9	US Insurance	1,250 SF			



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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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