



248 HURRICANE SHOALS RD

248 HURRICANE SHOALS RD
LAWRENCEVILLE, GA 30046

Tom Hunter
Senior Advisor
770.682.8552
tom.hunter@svn.com

Executive Summary



OFFERING SUMMARY

Available SF:	1,114 SF
Lease Rate:	\$1,500 per month [Gross]
Lot Size:	1.0 Acres
Building Size:	1,115
Zoning:	LM
Market:	Atlanta
Submarket:	Lawrenceville

PROPERTY OVERVIEW

1115 sf building on 1 acres located on Hurricane Shoals Rd close to Drivers License facility.

PROPERTY HIGHLIGHTS

- Convenient location
- 2 buildings
- 1 acre site

248 HURRICANE SHOALS RD LAWRENCEVILLE, GA 30046

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

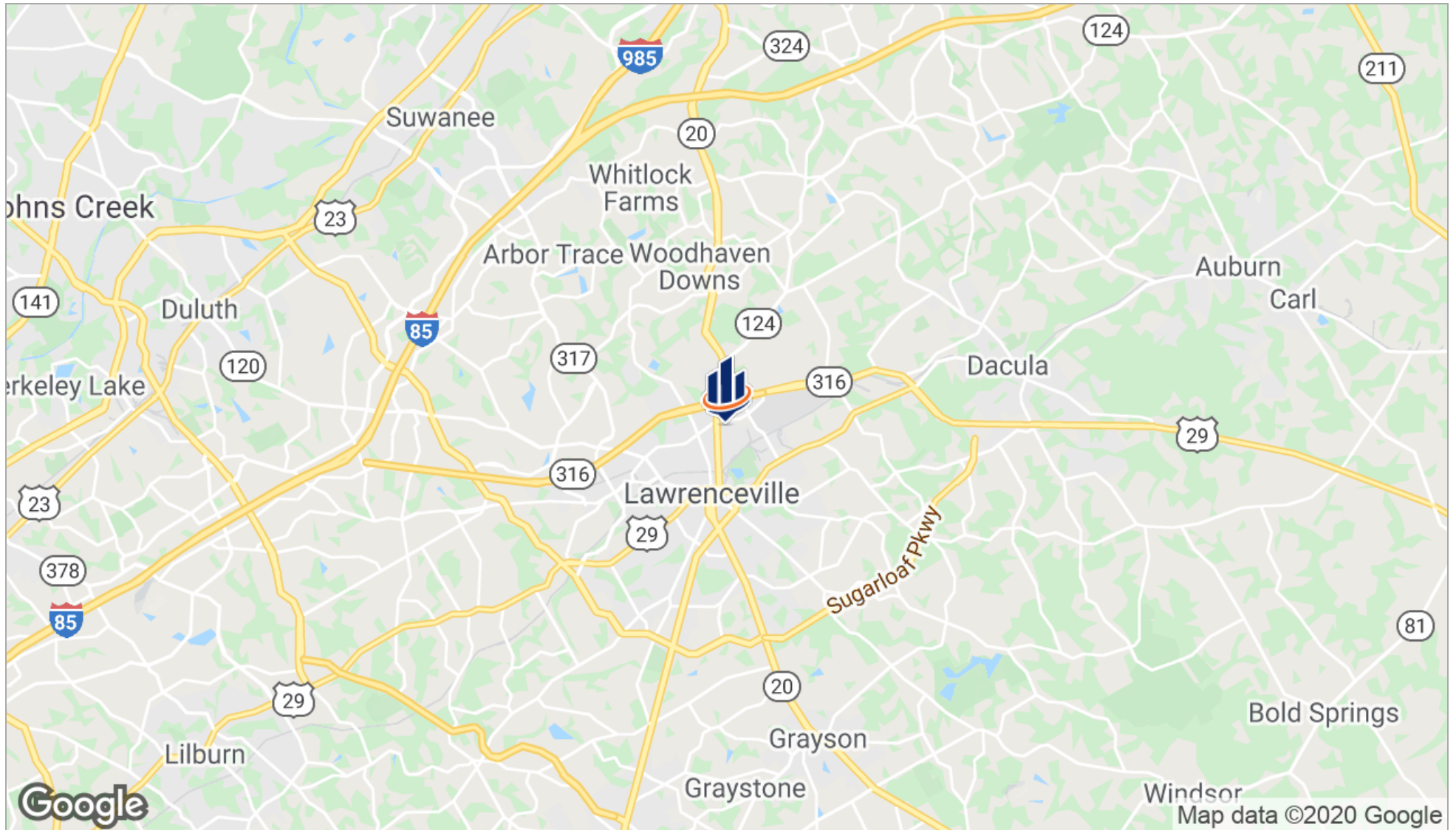


248 HURRICANE SHOALS RD LAWRENCEVILLE, GA 30046

SVN | Interstate Brokers | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

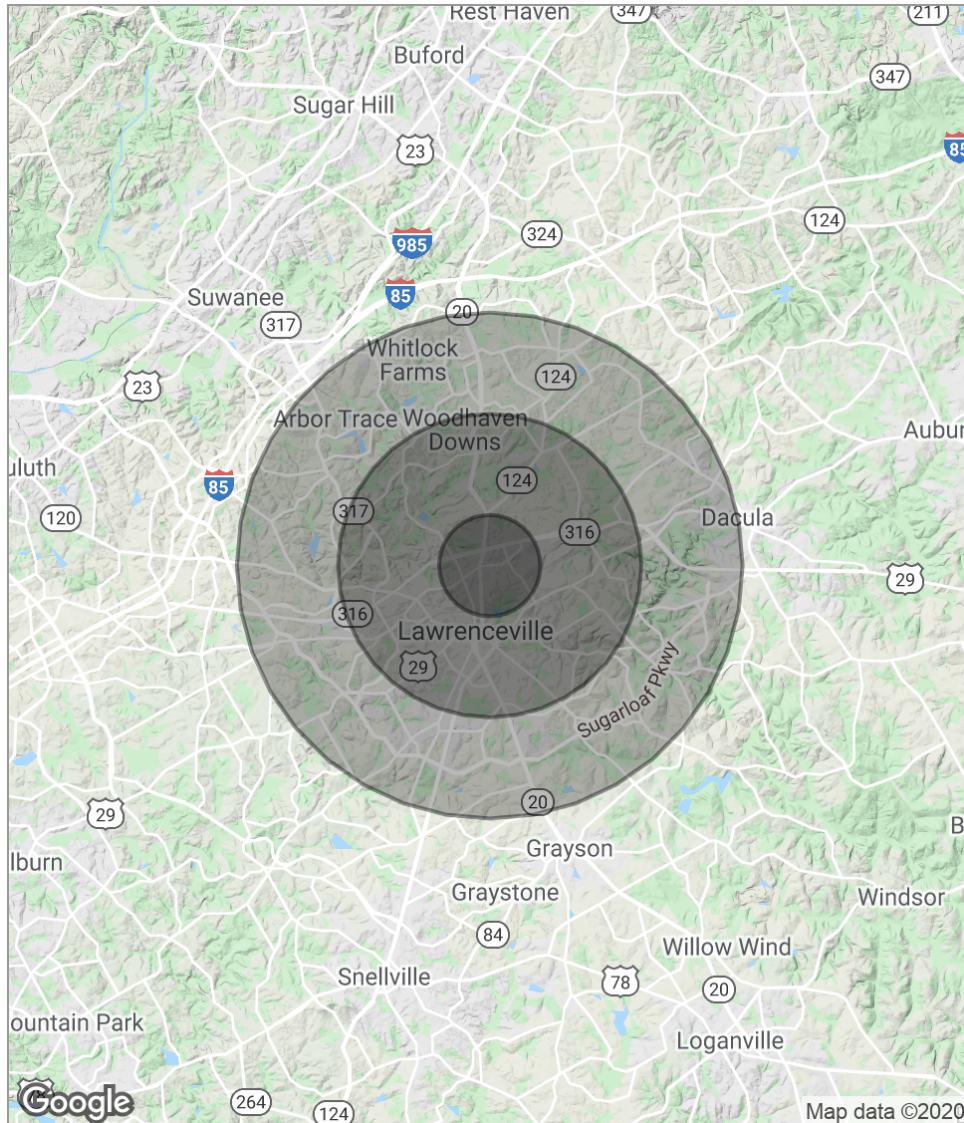


248 HURRICANE SHOALS RD LAWRENCEVILLE, GA 30046

SVN | Interstate Brokers | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,090	58,765	161,915
Median age	30.8	32.3	33.0
Median age [male]	31.1	31.9	32.2
Median age [Female]	31.0	33.2	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,982	18,712	51,355
# of persons per HH	3.1	3.1	3.2
Average HH income	\$65,384	\$71,667	\$78,138
Average house value	\$198,118	\$203,615	\$217,143

** Demographic data derived from 2010 US Census*

248 HURRICANE SHOALS RD LAWRENCEVILLE, GA 30046

SVN | Interstate Brokers | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.