

FOR LEASE

Lawrenceville Market

900 Lawrenceville-Suwanee Road | Lawrenceville, GA



JOIN THESE RETAILERS



1,200 SF
Available

Contact Broker
Lease Rate

DESCRIPTION

- Lawrenceville Market is a 285,656-square-foot shopping center offering a strong line up of both local and national tenants to serve the surrounding communities. The project is anchored by Target, Home Depot, Ross Dress for Less, Marshall's, PetSmart, and Hobby Lobby.
- The project sits at the key intersection of University Parkway (GA-316) & Duluth Hwy (GA-120) with 84,000+ VPD on GA-316. It's in the immediate vicinity of Gwinnett Medical Center - Lawrenceville, a 353 bed acute care center with 800 employees and 800 affiliated physicians and is the primary hospital in the Gwinnett Medical system.
- Lawrenceville, GA is the county seat of Gwinnett County and is home to 12,000+ students at Georgia Gwinnett College, 7,100+ students at Gwinnett Technical College, the Gwinnett County Airport, and the Braves' minor league stadium - Coolray Field.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Median HH Income	\$53,951	\$62,192	\$66,996
Average HH Income	\$66,062	\$80,662	\$86,576
No. of Households	4,435	24,600	70,175
Daytime Population	26,226	94,624	232,156

Year: 20XX | Source: Esri

TRAFFIC COUNTS

Duluth Hwy	58,000 VPD
Lawrenceville Suwanee Rd	34,600 VPD
GA-316	84,000 VPD

Year: 2017 | Source: GDOT

CONTACT

Chris Routledge

678.420.1395 | chris.routledge@srsre.com

Brice Polito

404.231.9631 | brice.polito@srsre.com

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Lawrenceville, GA



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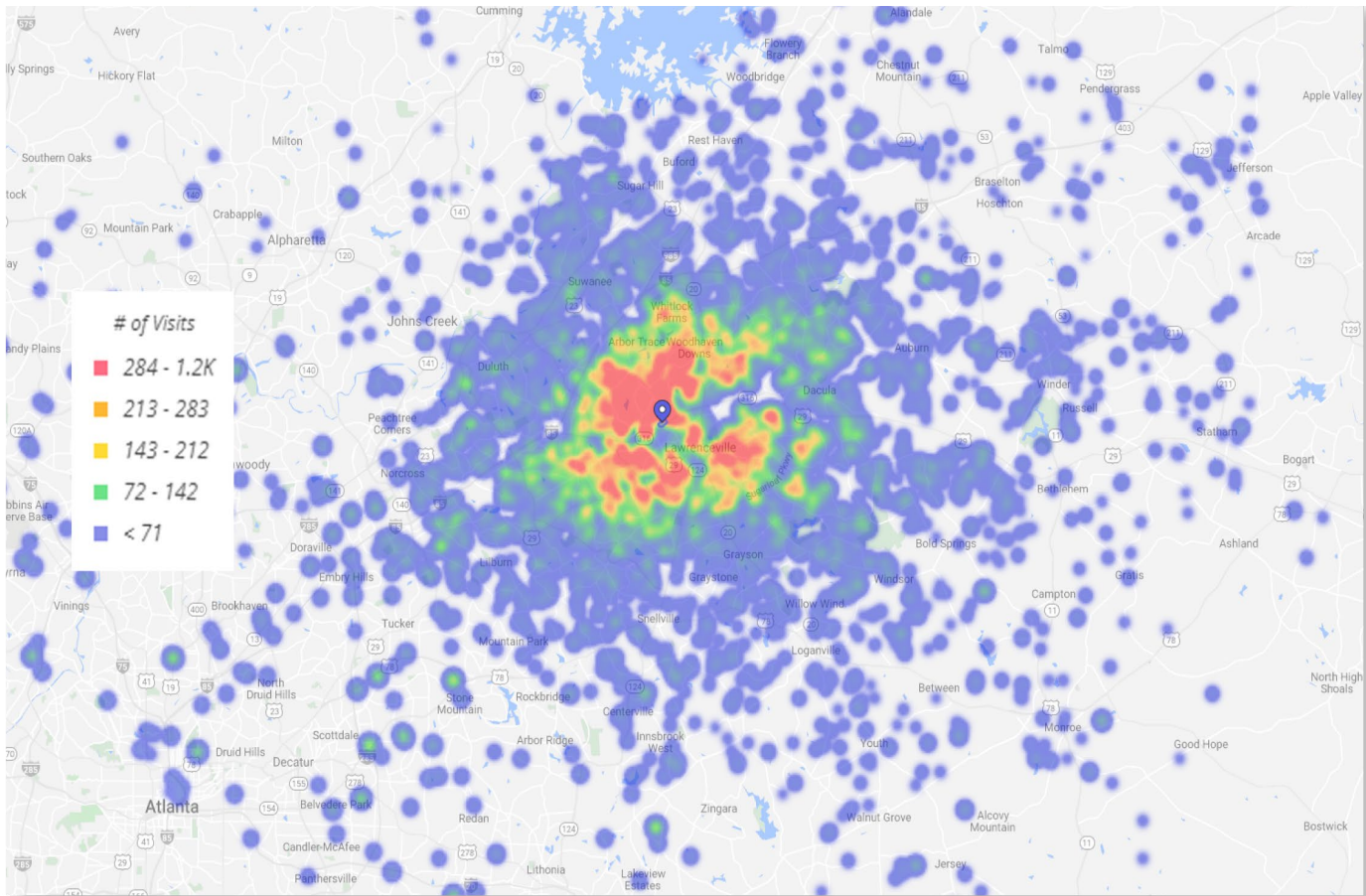


- Suite 17**
1,200 SF
Former Hair Salon
- Barber Shop
 - Walk-in Salon
 - Massage Spa
 - Nail Salon
 - Athletic Store
 - Jeweler
 - Dry Cleaner

TENANT	SQ FT
1 Hobby Lobby	67,400
2 Shoe Carnival	9,506
3 Bath & Body Works	3,131
4 Sally Beauty	2,119
5 Marshalls	30,000
6 Unavailable	3,800
7 Sweet Frog	1,500
8 AVAILABLE	1,500
9 Laura Davis Orthodontist	3,000
10 Professional Nails	2,384
11 Sun City Tanning	2,400
12 GNC	1,600
13 Scrubs & Beyond	3,200
14 Crumble Cookies	1,600
15 MyEyeDr	1,600
16 Music & Arts Center	2,000
17 AVAILABLE	1,200
20 Ross	36,995
21 PetSmart	25,606
25 Del Taco	5,673
26 AMC-Colonial 18	65,442
27 Dollar Tree	14,000

Lawrenceville Market


Placer.ai Data



EST. # OF CUSTOMERS ANNUALLY

 **654,400**

EST. # OF VISITS ANNUALLY

 **3.36M**


AVG. VISITS / CUSTOMER

 **5.14**

AVG. LENGTH OF STAY / VISIT


 **56 MIN**

TOP 3 DAYS

 Friday 493,410
Saturday 663,965
Sunday 483,684

OF VISITS

TOP 3 HOURS

 2-3 PM 634,435
3-4 PM 645,783
4-5 PM 641,975

OF VISITS

Data provided by Placer Labs Inc.

SOURCE  **Placer.ai**

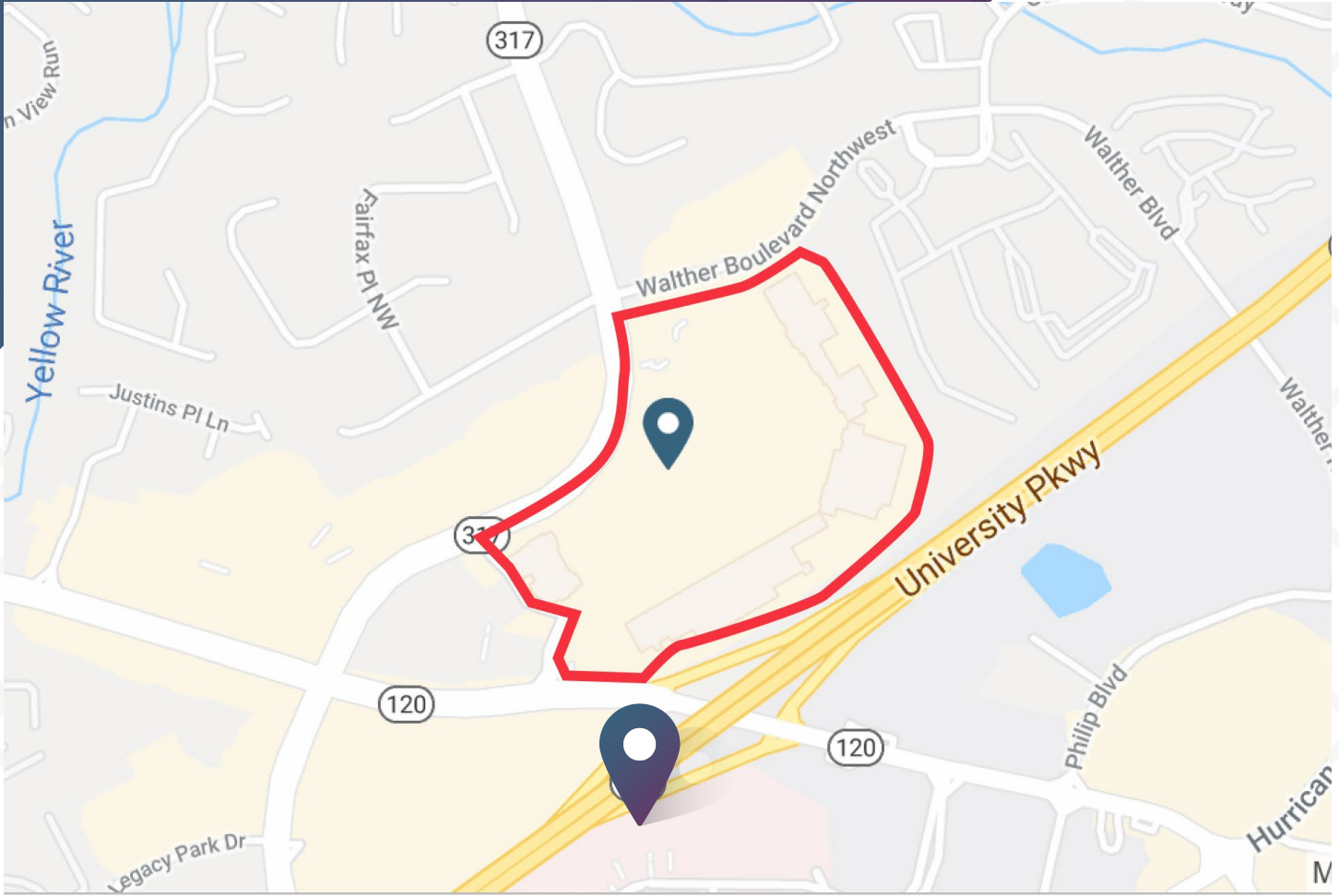
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	1 mile	3 miles	5 miles
Population			
2018 Population	11,045	74,753	213,306
2000 Population	7,911	57,873	137,575
2010 Population	10,046	68,741	188,366
2023 Population	11,808	79,814	230,849
2000-2010 Annual Rate	2.42%	1.74%	3.19%
2010-2018 Population: Annual Growth Rate	1.16%	1.02%	1.52%
2018-2023 Population: Annual Growth Rate	1.34%	1.32%	1.59%
2018 Median Age	30.6	34.3	34.4
Households			
2000 Households	3,011	18,825	45,070
2010 Households	4,044	22,399	61,734
2018 Total Households	4,435	24,600	70,175
2023 Total Households	4,722	26,209	75,874
2000-2010 Annual Rate	2.99%	1.75%	3.20%
2010-2018 Households: Annual Growth Rate	1.12%	1.14%	1.57%
2018-2023 Households: Annual Growth Rate	1.26%	1.28%	1.57%
2018 Average Household Size	2.47	2.97	3.00
Housing Units			
2018 Total Housing Units	4,699	26,183	73,584
2018 Owner Occupied Housing Units	1,114	14,933	47,470
2018 Renter Occupied Housing Units	3,321	9,666	22,705
2018 Vacant Housing Units	264	1,583	3,409
Race and Ethnicity			
2018 White Alone	39.8%	45.1%	42.8%
2018 Black Alone	40.7%	29.4%	30.5%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	7.7%	12.4%	14.0%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	20.7%	21.5%	21.1%
Income			
2018 Median Household Income	\$53,951	\$62,192	\$66,996
2018 Average Household Income	\$66,062	\$80,662	\$86,576
Per Capita Income	\$26,086	\$27,713	\$28,492
2018 Population 25+ by Educational Attainment			
Total	6,868	48,968	138,247
High School Graduate	18.5%	19.9%	19.8%
GED/Alternative Credential	3.3%	3.6%	3.4%
Some College, No Degree	27.0%	21.2%	20.5%
Associate Degree	15.2%	11.0%	10.2%
Bachelor's Degree	23.4%	22.5%	23.3%
Graduate/Professional Degree	7.9%	11.0%	11.3%
Data for all businesses in area			
Total Businesses:	590	3,461	7,461
Total Employees:	13,284	49,486	102,574
Total Residential Population:	11,045	74,753	213,306
Employee/Residential Population Ratio:	1.2:1	0.66:1	0.48:1
2018 Total Daytime Population	26,226	94,624	232,156
Workers	21,033	59,531	126,384
Residents	5,193	35,093	105,772