



OFFICE | WAREHOUSE | SHOWROOM | STUDIO | INDUSTRIAL

PROFILE

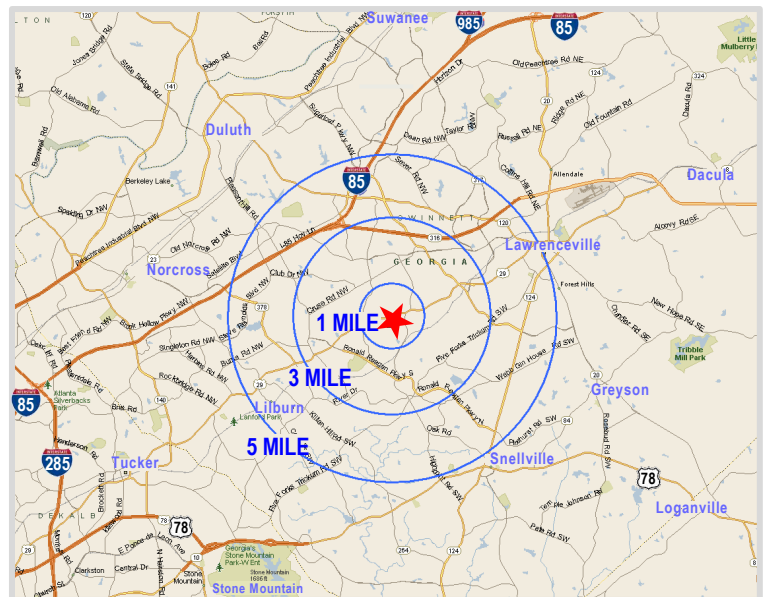
- 24,287 SF building with high ceilings and overhead door access in some suites
- Loading area for most suites
- Ample parking
- 5 suites currently available:
 - Suite 1 - 2,782 SF - Overhead Door Access - [Tour Online](#)
 - Suite 4 - 1,550 SF - High Visibility Office Space
 - Suite 6 - 4,216 SF - Overhead Door Access - [Tour Online](#)
 - Suite 9 - 1,500 SF - Overhead Door Access - [Tour Online](#)
 - Suite 11 - 1,508 SF - Overhead Door Access - [Tour Online](#)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2025)	12,592	95,547	240,666
Households	3,934	29,598	80,094
Average HH Income	\$115,523	\$114,973	\$104,239

LOCATION

- Convenient location between Lawrenceville and Norcross
- Just off Lawrenceville Hwy (route 29) with traffic counts of 25,300 VPD at the Gloucester Road intersection
- Minutes to I-85, 316 (University Pkwy) and Ronald Reagan Pkwy
- Densely populated area with over 240,000 people in a 5 mile radius and incomes above \$104,000 in 1, 3 and 5 miles rings
- Monument signage available



AERIAL PERSPECTIVE



FLOOR PLAN

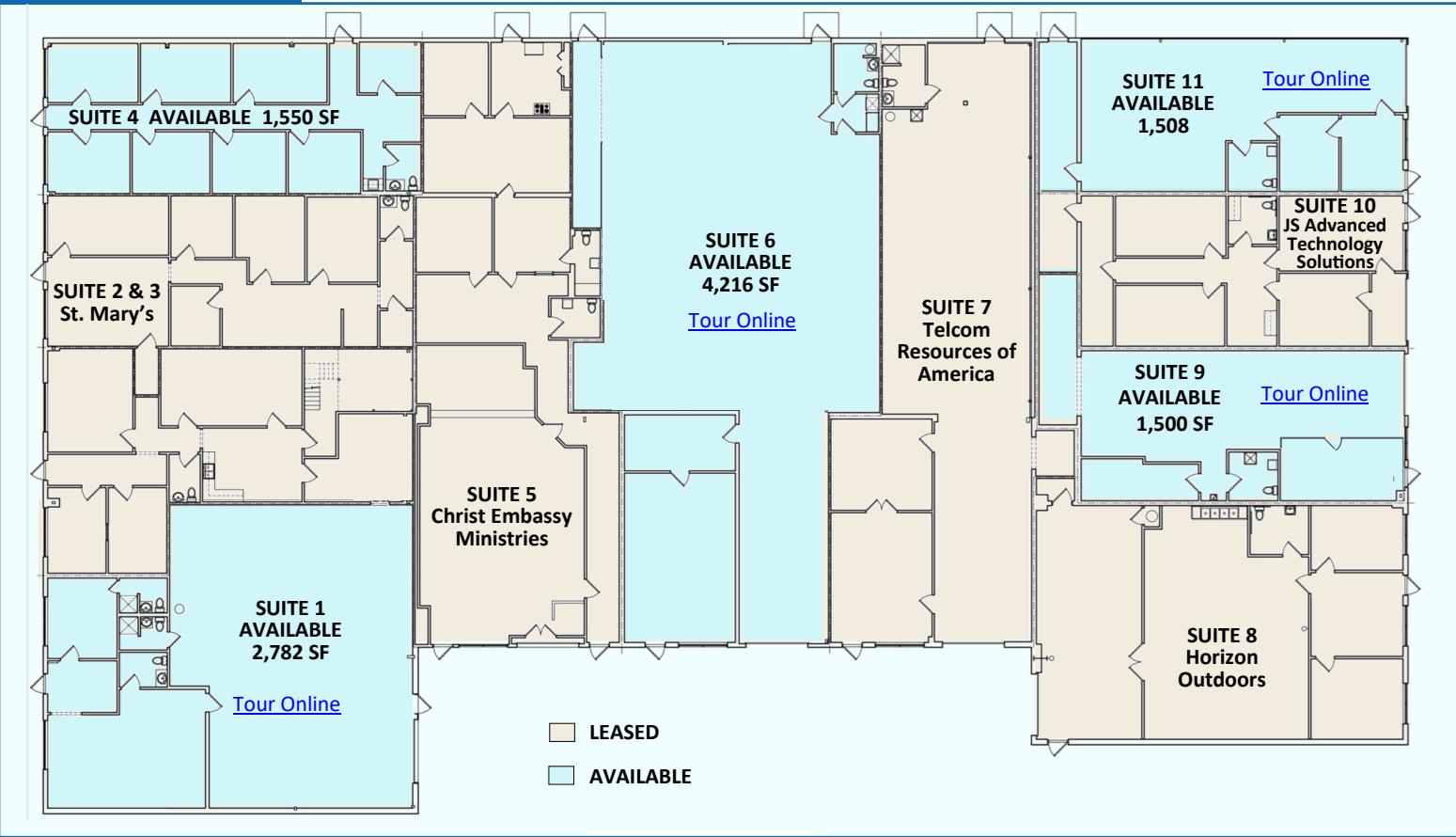


PHOTO GALLERY

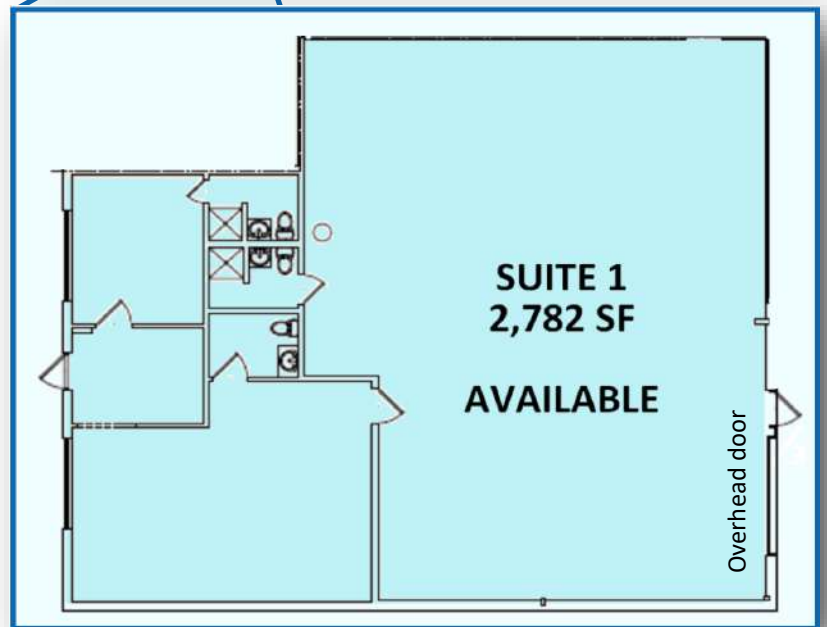


SUITE 1

2,782 SF

[Tour Online](#)

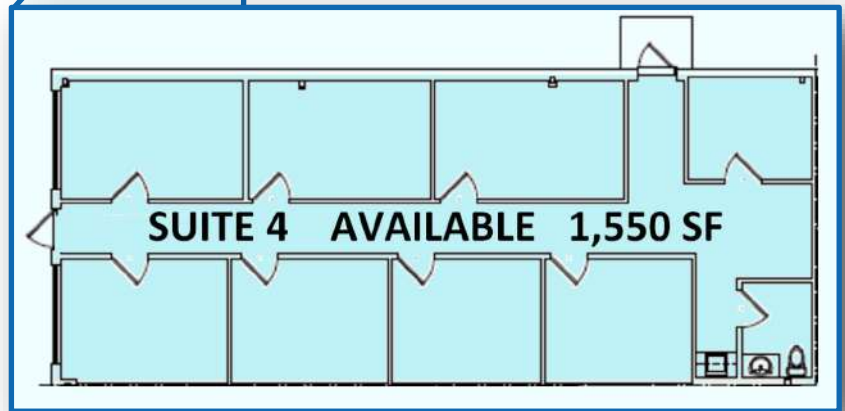
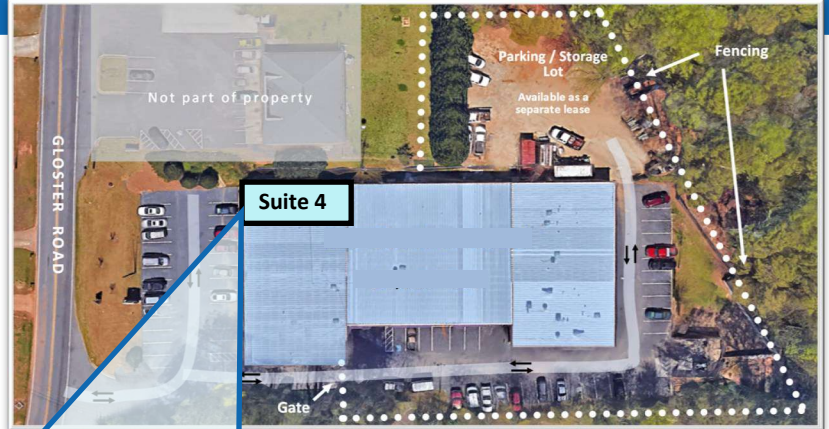
- Warehouse | Office Combination
- Entrances both streetside and on the back warehouse side
- Overhead Door Access
- 14 - 16 foot ceiling height in Warehouse
- 3 restrooms, 2 with showers



SUITE 4

1,550 SF

- Office Space
- Excellent street front visibility

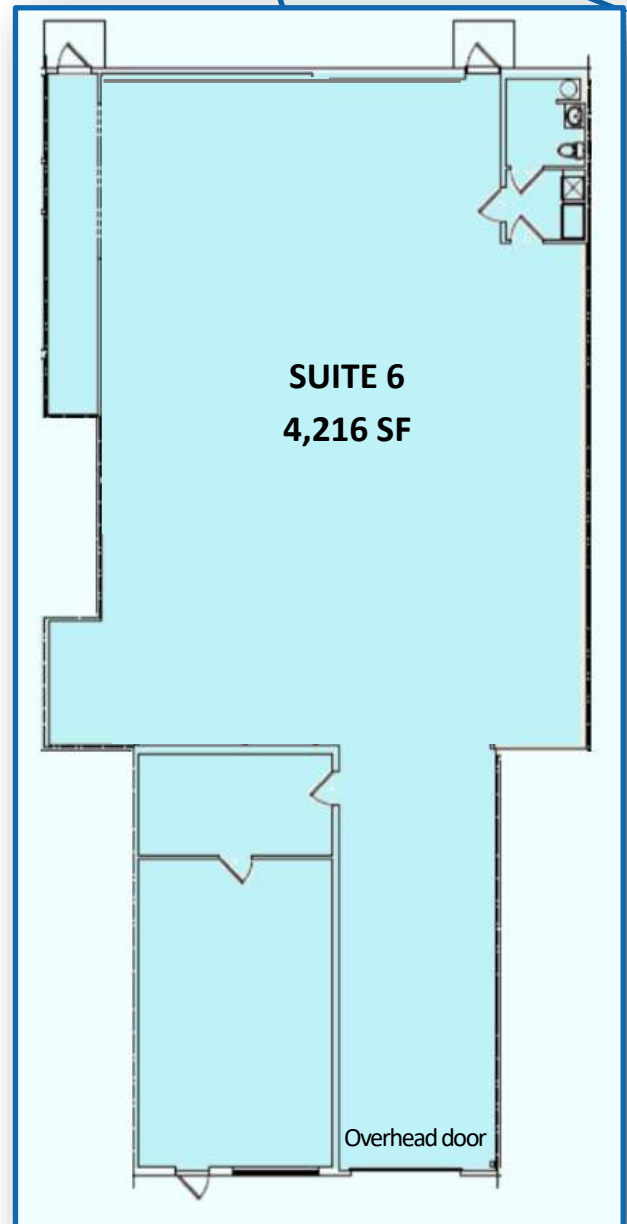


SUITE 6

4,216 SF

[Tour Online](#)

- Warehouse | Office Combination
- Overhead Door Access
- 14 - 16 foot ceiling height in Warehouse

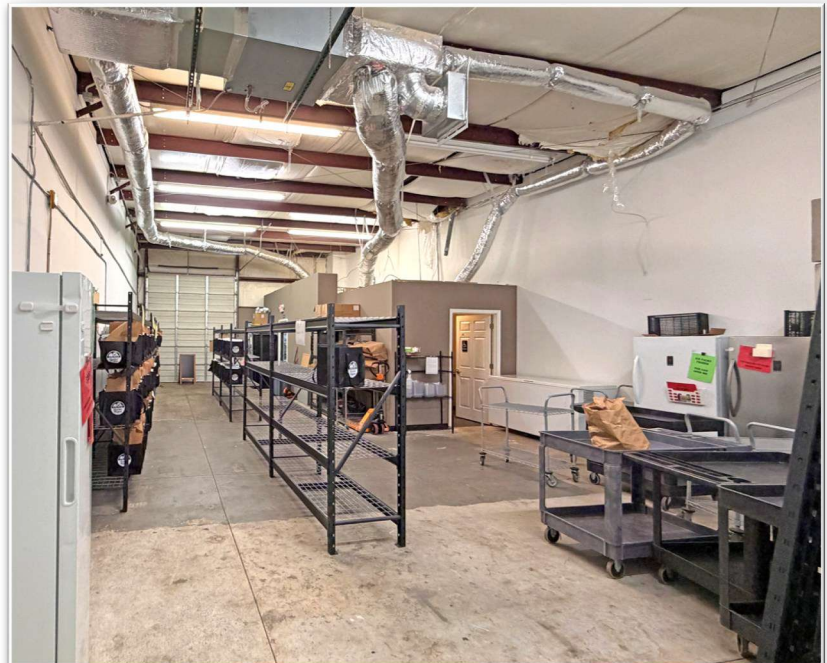
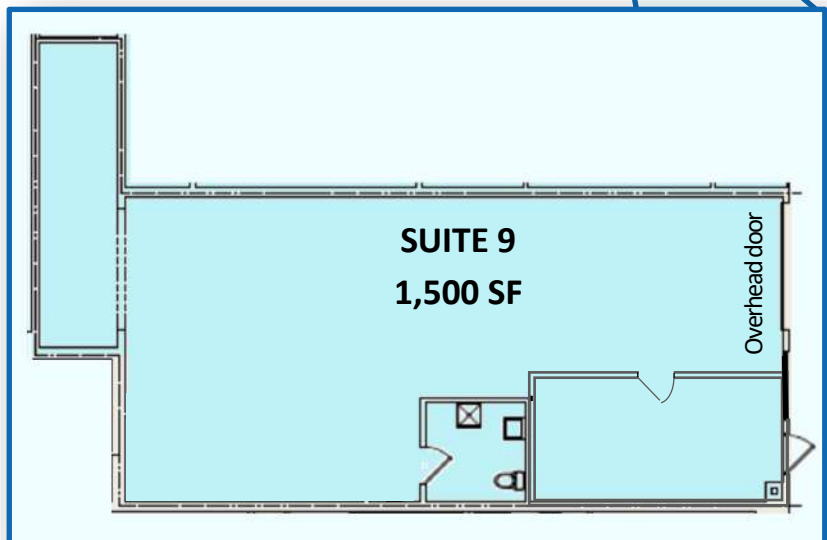
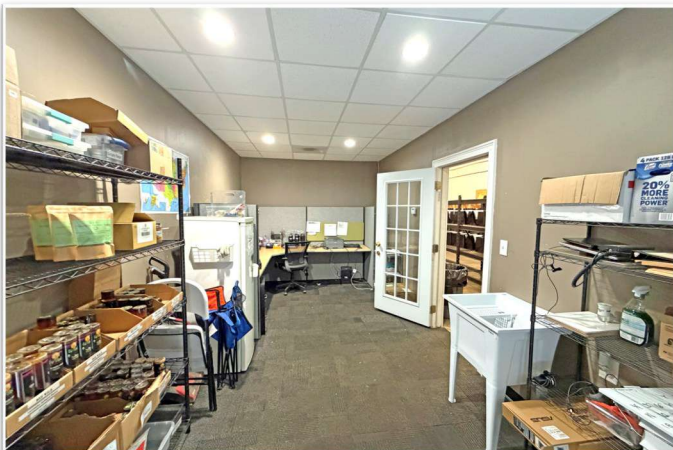


SUITE 9

1,500 SF

[Tour Online](#)

- Warehouse | Office Combination
- Overhead Door Access
- 14 - 16 foot ceiling height in warehouse



SUITE 11

- 1,508 SF [Tour Online](#)
- Warehouse | Office combination
 - Overhead Door Access
 - 14 - 16 foot ceiling height in Warehouse

