



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
- 4 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](#)

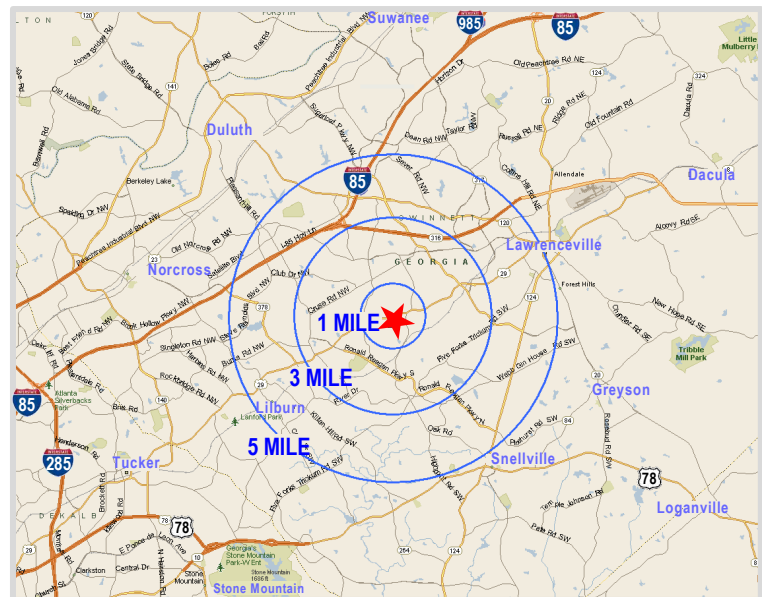
Suite 9 - 1,500 SF - Overhead Door Access - [Tour Online](#)

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



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



AERIAL PERSPECTIVE



FLOOR PLAN

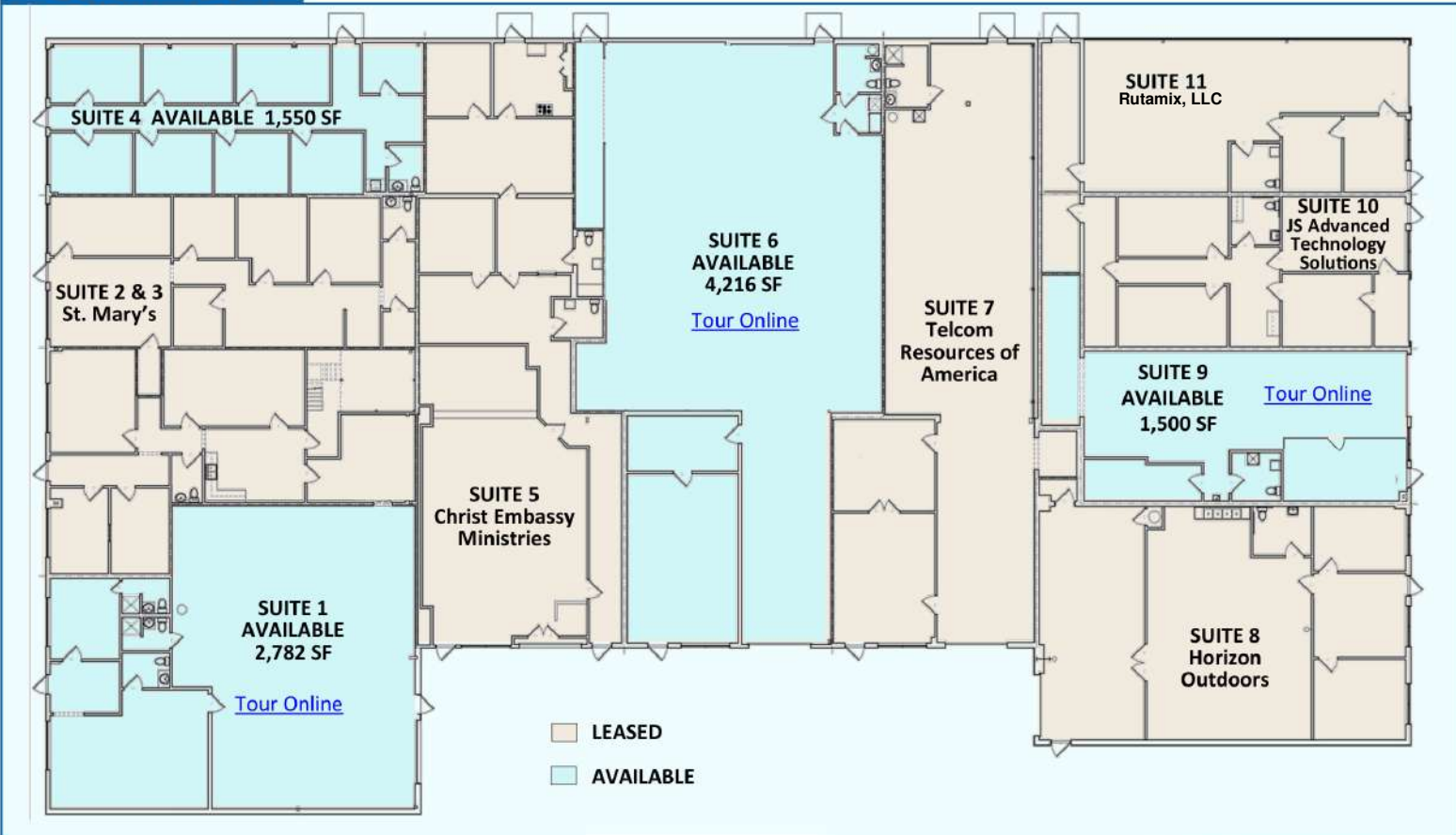


PHOTO GALLERY

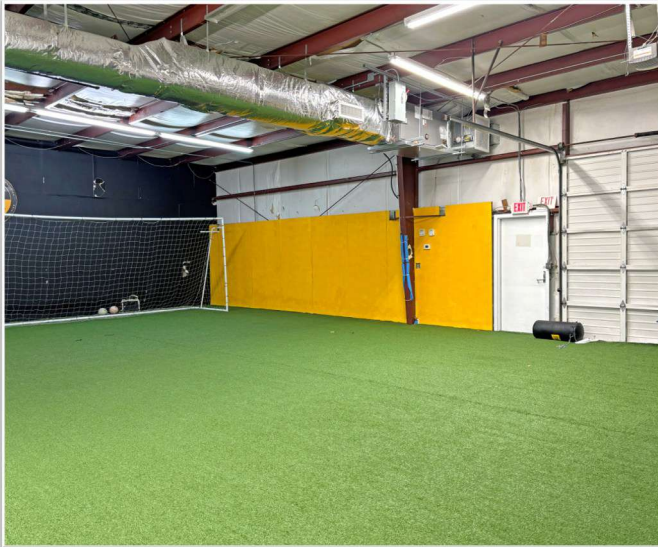
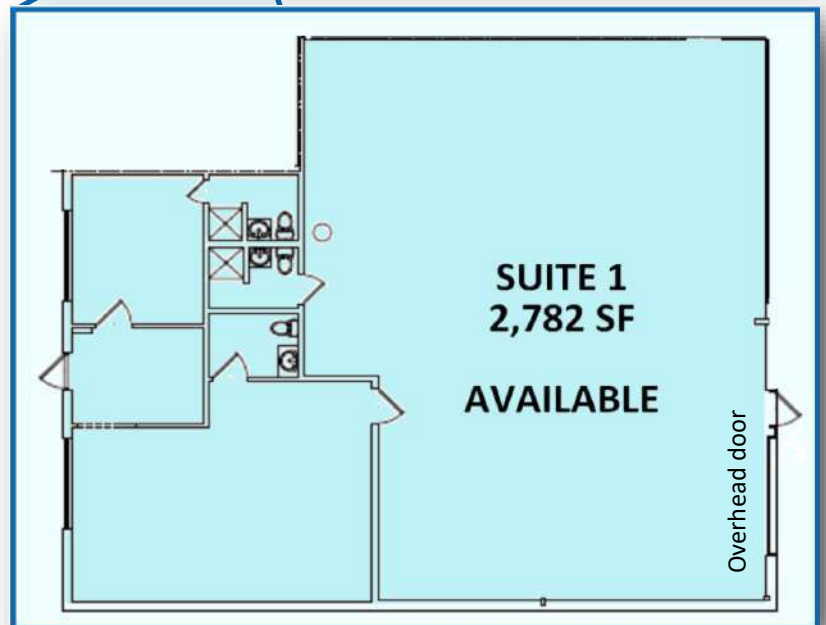


SUITE 1

2,782 SF

[Tour Online](#)

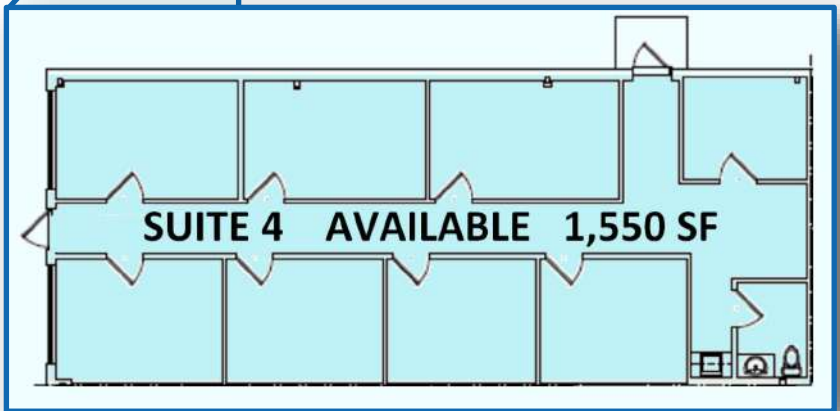
- Warehouse | Office Combination
- Entrances both streetside and on the back warehouse side
- Overhead Door Access
- 14 - 16 foot ceiling height in Warehouse
- 3 restrooms, 2 with showers



SUITE 4

1,550 SF

- Office Space
- Excellent street front visibility

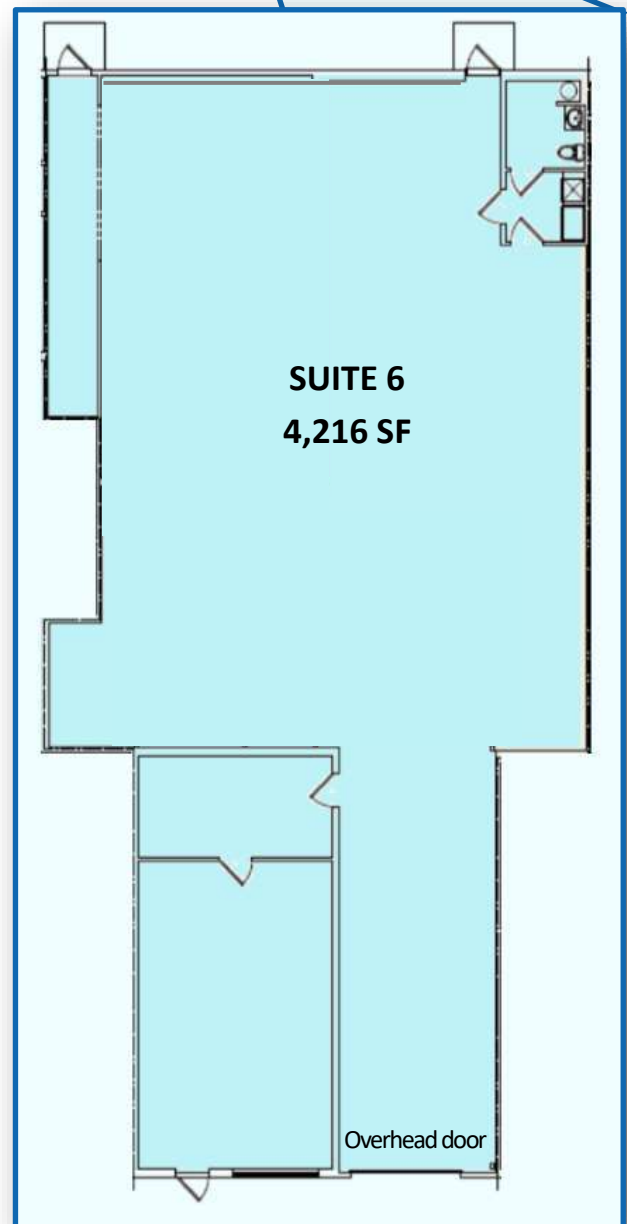


SUITE 6

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

