



RETAIL

LOCATION

- Located at the intersection of Sugarloaf Parkway and Five Forks Trickum Road in Lawrenceville
- Directly across from a Publix anchored center
- Strong demographics with household incomes exceeding \$100,000 in a 1 and 3 mile rings
- High visibility from both Sugarloaf Parkway and Five Forks Trickum with traffic counts over 50,000 VPD combined
- Excellent parking with over 200 spaces

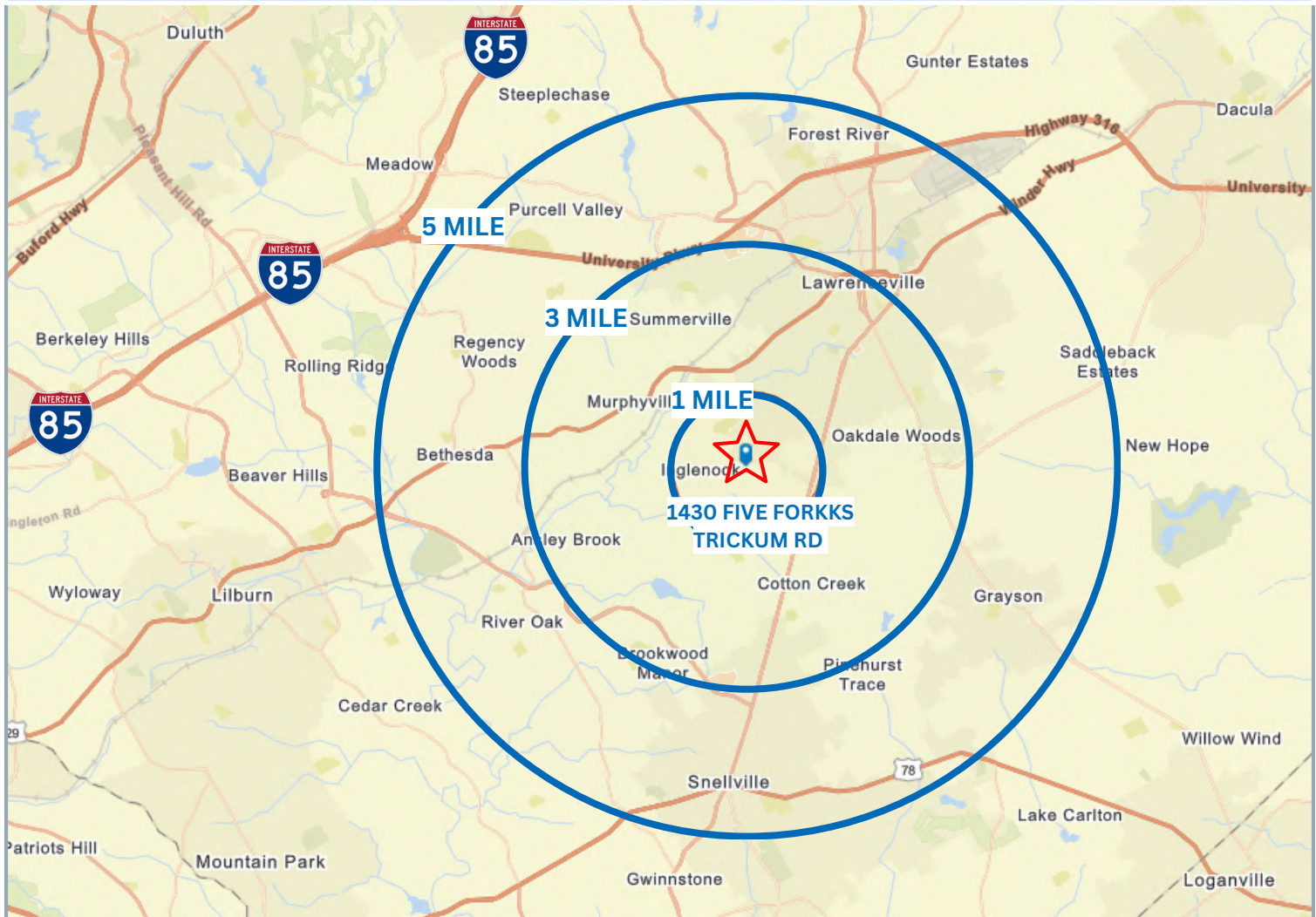
PROFILE

- 29,775 Square foot retail center built in 2000
- Tenants include Frontera Mex Mex Grill, and Allstate
- Current Availability:
Suite 150 - 2,200 SF (Available on March 1, 2027)





DEMOGRAPHICS



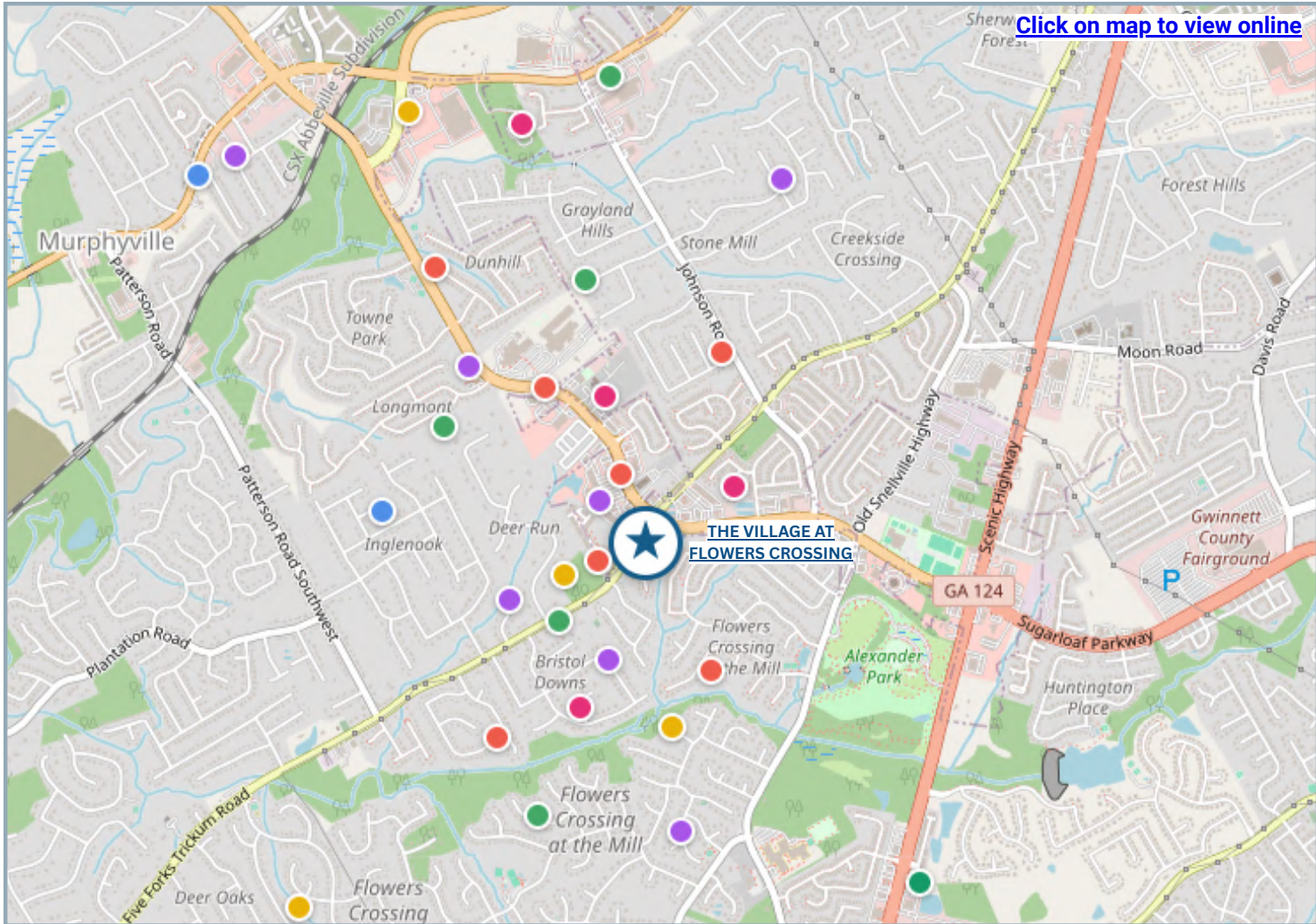
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,315	85,271	235,370
HOUSEHOLDS	3,465	27,447	76,104
AVERAGE HH INCOME	\$124,962	\$118,941	\$114,745





AREA MAP

1430 Five Forks Trickum Road is positioned in an established Lawrenceville commercial corridor near shopping, dining, healthcare, parks, and services, with convenient access to Sugarloaf Parkway, Ronald Reagan Parkway, and State Route 316.



NEARBY PLACES

[Explore Lawrenceville in this interactive map](#)

Food & Drink 7

Shopping 7

Groceries 6

Hotels 5

Banks 7

Healthcare 7

Parks & Recreation 7

Schools 7

Government 7

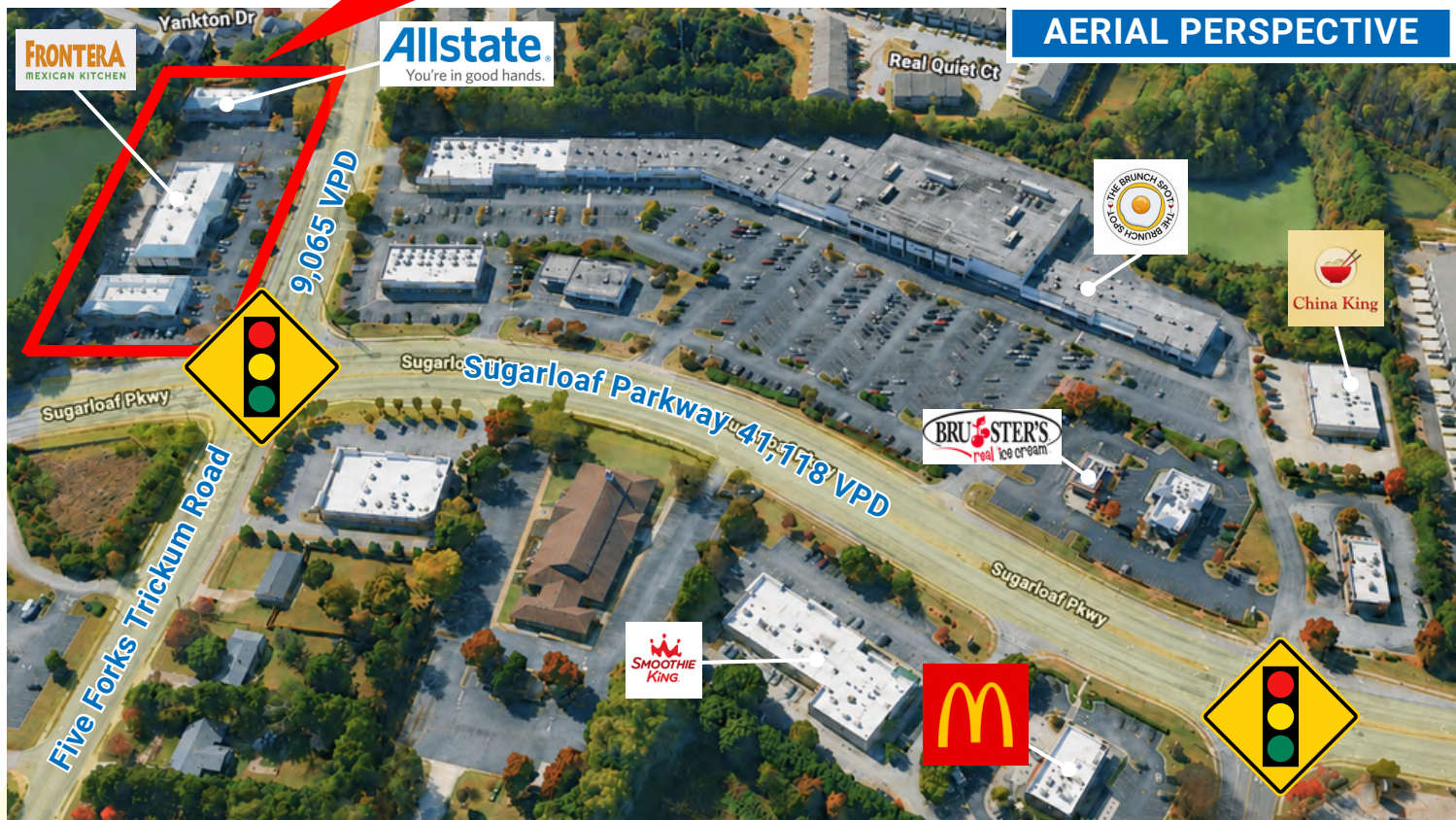
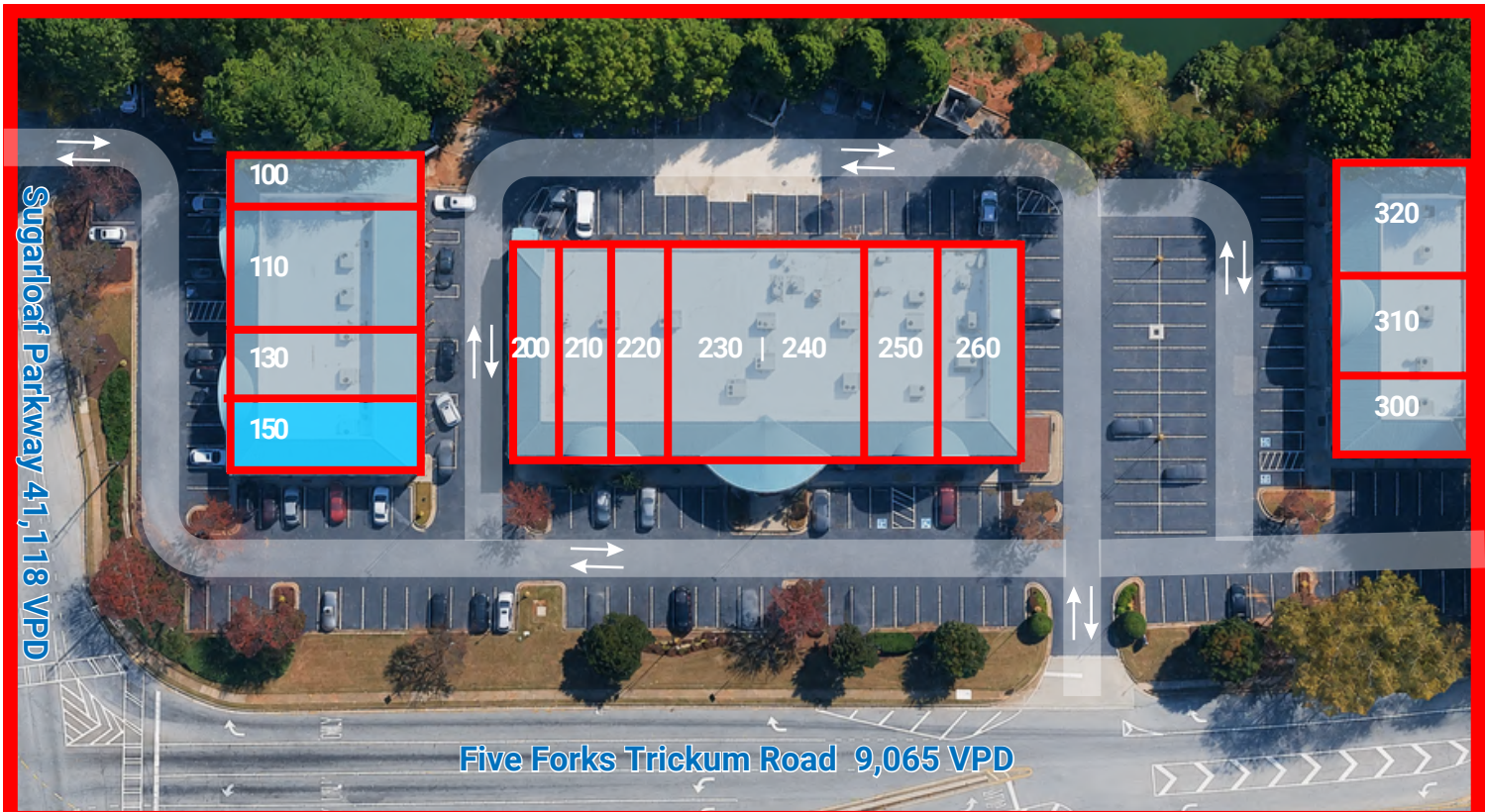
AVAILABILITY

SPACE AVAILABLE - 2,200 SF





SITE PLAN



AERIAL PERSPECTIVE

