



1888 OLD NORCROSS ROAD

LAWRENCEVILLE,
GA 30044

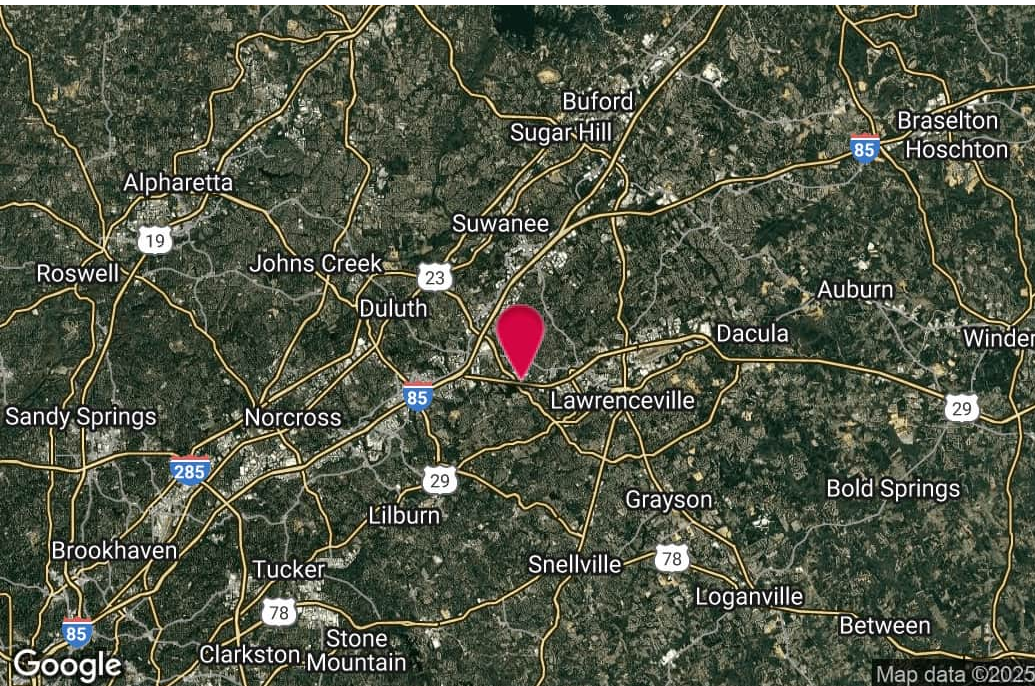
For Sale
13,092± SF Office Building
on 1.46± Acres

JASON MCCART, SIOR
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King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

FOR SALE
13,092± SF
OFFICE BUILDING
ON 1.46± ACRES



PROPERTY HIGHLIGHTS

- **First Floor:**
 - 12 Private Offices (1 w/Private Restroom), Bull Pen Area (5 Spaces)
 - Small Shower, 2 Restrooms (Men & Women)
 - Elevator
- **Second Floor:**
 - 14 Private Offices, Bull Pen Area (5 Spaces)
 - Break Room, Storage/Server Room, Copy Room
 - Conference Room (10 to 12 Person Table)
 - Men's Restroom (2 Urinals/ 1 Stall), Women's Restroom (3 Stalls)
- 49 Parking Spaces
- Drive Under Portico
- Currently Officing 37 People
- 4 HVAC Units: 1 Replaced 2025; 1 Replaced 2023; 2 Original
- Zoned C-2 Gwinnett County
- Red Light Corner

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SIDE VIEW PHOTO



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ADDITIONAL PHOTOS



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AERIAL PHOTO



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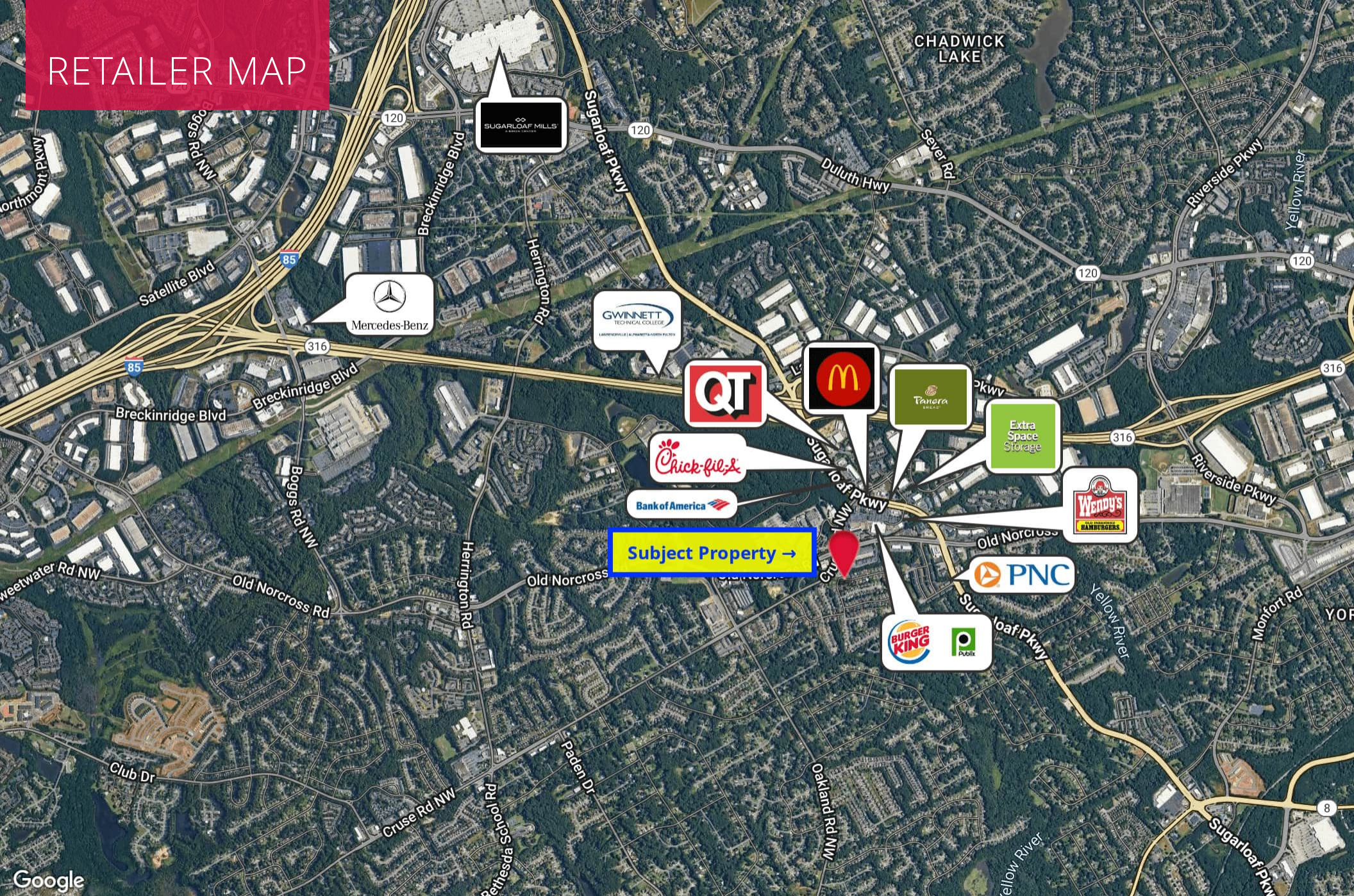
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RETAILER MAP



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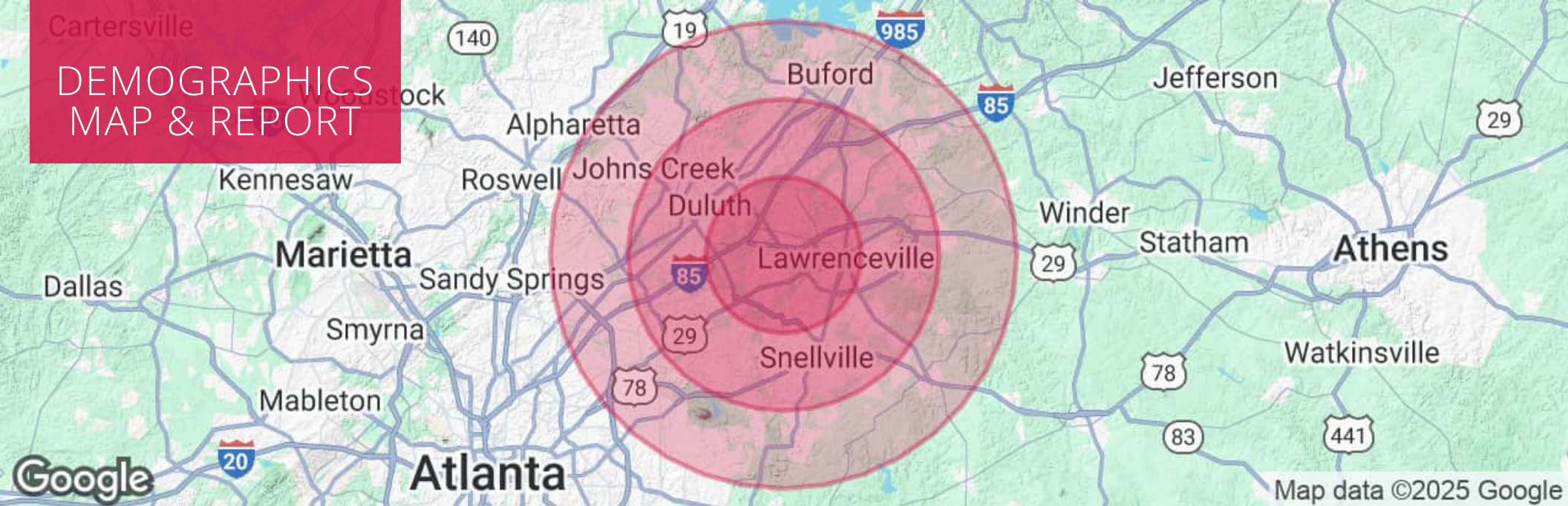
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	244,295	777,771	1,544,523
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	82,711	261,339	526,646
# of Persons per HH	3	3	2.9
Average HH Income	\$99,617	\$107,747	\$122,607
Average House Value	\$386,326	\$404,866	\$435,966

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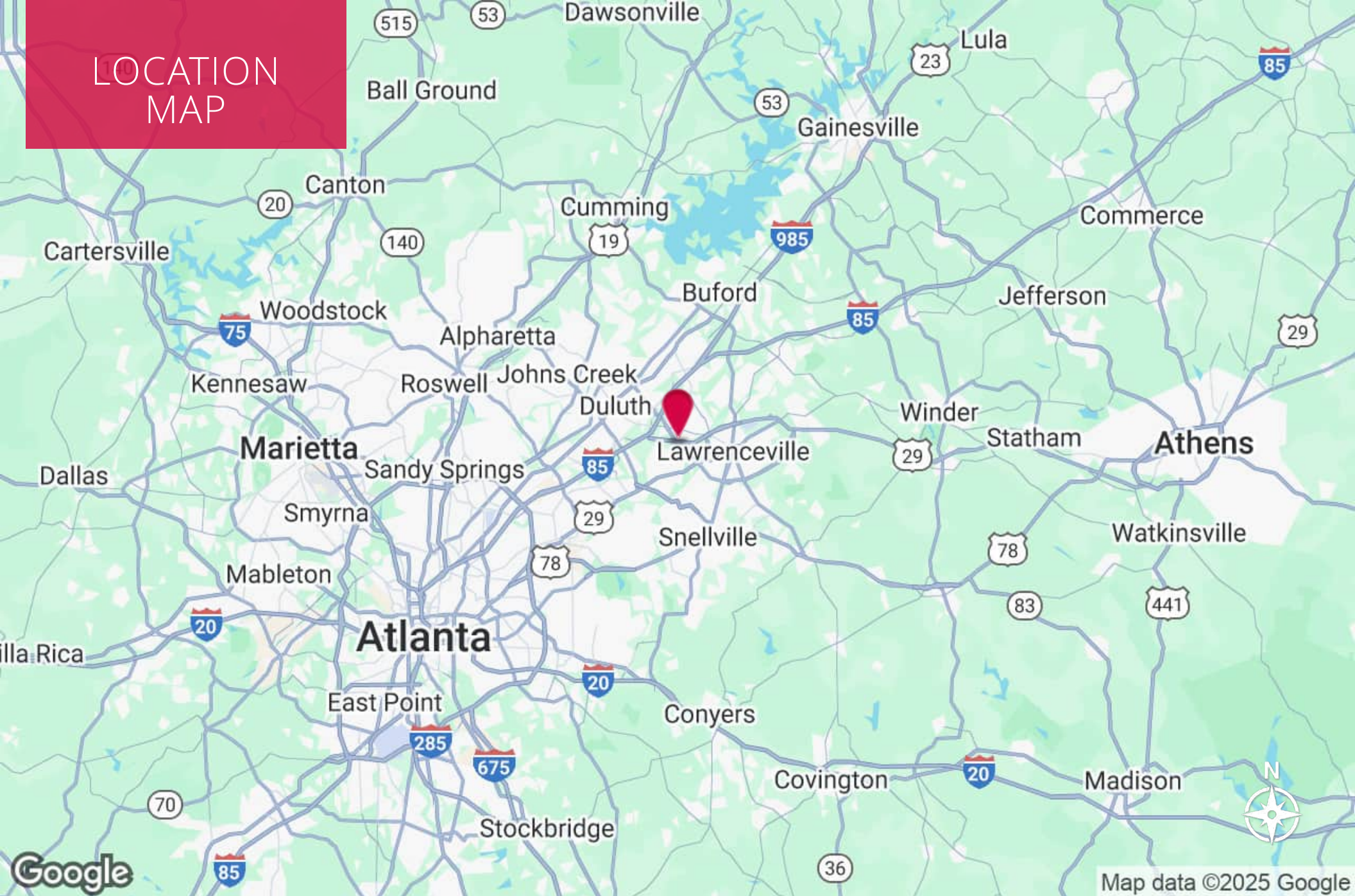
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LOCATION MAP



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