



FOR SALE

2779 Cruse Rd NW | Lawrenceville, GA 30044

- 13,186 SF | 1.07 Acres
- Multi-tenant with long-term, reliable tenants
- Zoned C-2 (General Business District—flexibility for future use)
- Sound building with a brand-new, warrantied roof
- 54 spaces (4.1 ratio per 1,000 SF)
- Strong value-add opportunity with dependable income stream
- Tenant contact prohibited; Direct all inquiries to agent

Location Highlights

- Minutes from I-85, Hwy 316, Hwy 29
- Located near Kroger and other high-traffic retailers
- In the heart of Gwinnett County—one of Georgia's fastest-growing areas
- Well-populated area with consistent consumer flow

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