

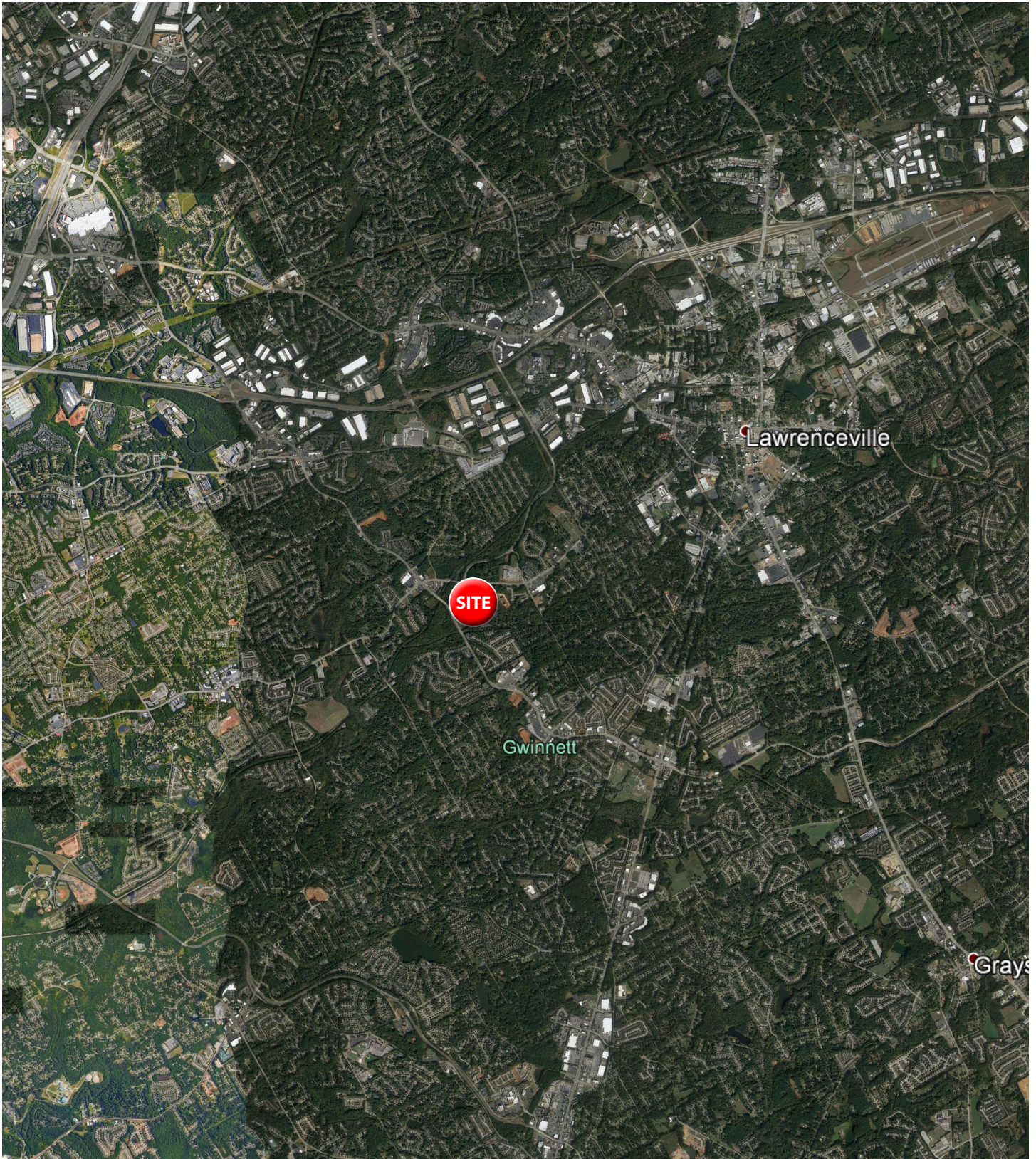
LAWRENCEVILLE COMMONS

1400 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044



Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION





OUTPARCELS AVAILABLE

| Outparcels | Tenant |
|------------|--------------------------|
| 1 | Bank of America |
| 2 | AVAILABLE 1.98 Ac. |
| 3 | Senior Living Apartments |



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**
90,842



**Estimated
Households**
30,305



**Average HH
Income**
\$99,891



**Median HH
Income**
\$78,048



**Total
Businesses**
6,115



**Total
Employees**
35,831



TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.9379/-84.0328

| Trade Area | Trade Area |
|--|------------|
| Population | |
| 2023 Estimated Population | 90,842 |
| 2028 Projected Population | 95,005 |
| 2020 Census Population | 88,267 |
| 2010 Census Population | 73,579 |
| Projected Annual Growth 2023 to 2028 | 0.9% |
| Historical Annual Growth 2010 to 2023 | 1.8% |
| Households | |
| 2023 Estimated Households | 30,305 |
| 2028 Projected Households | 33,025 |
| 2020 Census Households | 29,074 |
| 2010 Census Households | 24,445 |
| Projected Annual Growth 2023 to 2028 | 1.8% |
| Historical Annual Growth 2010 to 2023 | 1.8% |
| Age | |
| 2023 Est. Population Under 10 Years | 13.5% |
| 2023 Est. Population 10 to 19 Years | 15.1% |
| 2023 Est. Population 20 to 29 Years | 14.1% |
| 2023 Est. Population 30 to 44 Years | 21.1% |
| 2023 Est. Population 45 to 59 Years | 20.5% |
| 2023 Est. Population 60 to 74 Years | 12.0% |
| 2023 Est. Population 75 Years or Over | 3.8% |
| 2023 Est. Median Age | 34.7 |
| Marital Status & Gender | |
| 2023 Est. Male Population | 48.8% |
| 2023 Est. Female Population | 51.2% |
| 2023 Est. Never Married | 32.9% |
| 2023 Est. Now Married | 47.0% |
| 2023 Est. Separated or Divorced | 15.9% |
| 2023 Est. Widowed | 4.2% |
| Income | |
| 2023 Est. HH Income \$200,000 or More | 7.4% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 8.7% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 20.4% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 13.9% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 18.5% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 10.8% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 7.8% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 5.4% |
| 2023 Est. HH Income Under \$15,000 | 7.3% |
| 2023 Est. Average Household Income | \$99,891 |
| 2023 Est. Median Household Income | \$78,048 |
| 2023 Est. Per Capita Income | \$33,356 |
| 2023 Est. Total Businesses | 6,115 |
| 2023 Est. Total Employees | 35,831 |

TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.9379/-84.0328

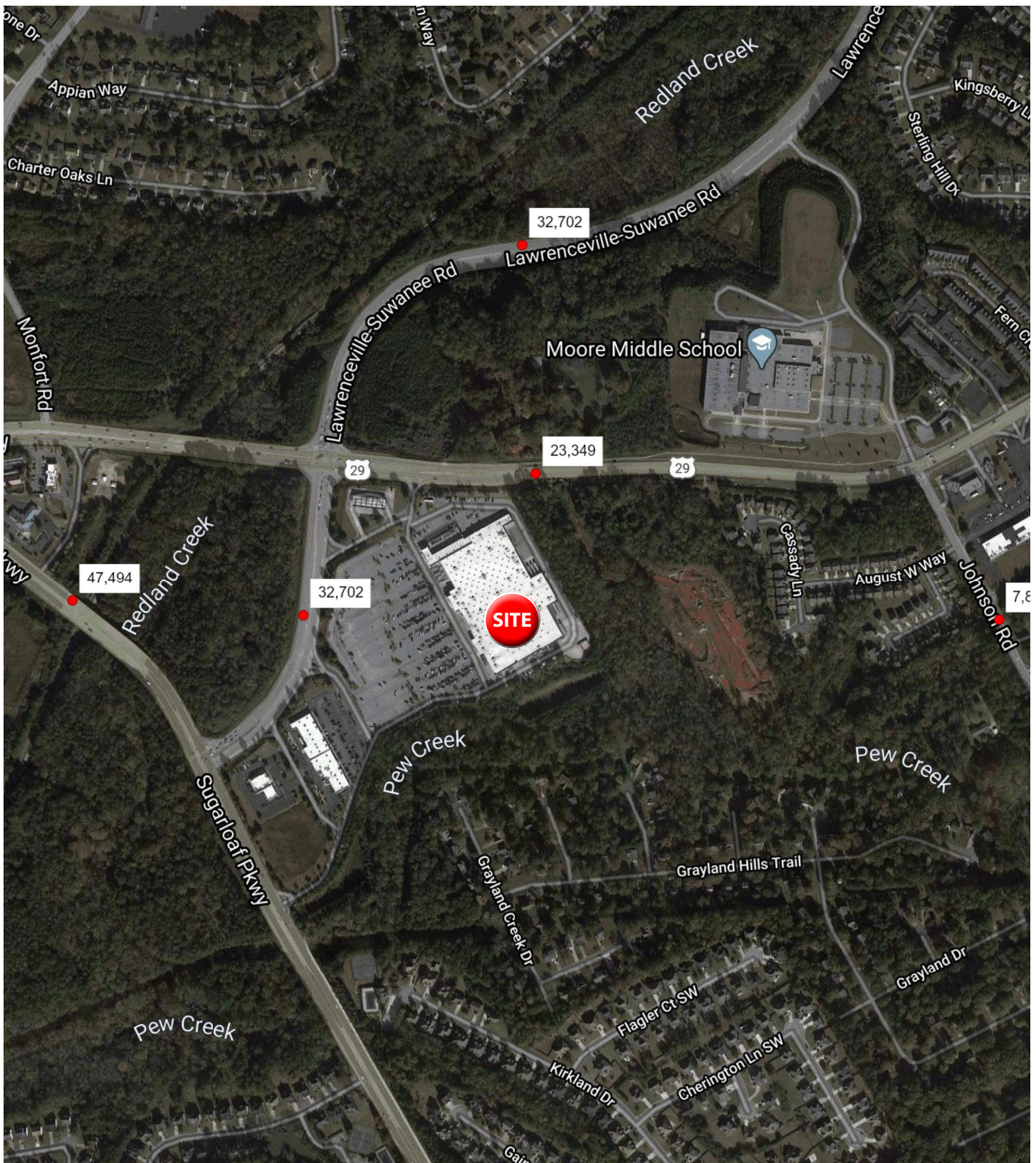
| Trade Area | Trade Area |
|--|------------|
| Race | |
| 2023 Est. White | 28.9% |
| 2023 Est. Black | 33.5% |
| 2023 Est. Asian or Pacific Islander | 13.3% |
| 2023 Est. American Indian or Alaska Native | 1.0% |
| 2023 Est. Other Races | 23.2% |
| Hispanic | |
| 2023 Est. Hispanic Population | 24,635 |
| 2023 Est. Hispanic Population | 27.1% |
| 2028 Proj. Hispanic Population | 27.1% |
| 2020 Hispanic Population | 37.1% |
| Education (Adults 25 & Older) | |
| 2023 Est. Adult Population (25 Years or Over) | 58,669 |
| 2023 Est. Elementary (Grade Level 0 to 8) | 7.7% |
| 2023 Est. Some High School (Grade Level 9 to 11) | 7.0% |
| 2023 Est. High School Graduate | 26.9% |
| 2023 Est. Some College | 18.5% |
| 2023 Est. Associate Degree Only | 8.2% |
| 2023 Est. Bachelor Degree Only | 21.2% |
| 2023 Est. Graduate Degree | 10.6% |
| Housing | |
| 2023 Est. Total Housing Units | 31,884 |
| 2023 Est. Owner-Occupied | 64.5% |
| 2023 Est. Renter-Occupied | 30.5% |
| 2023 Est. Vacant Housing | 5.0% |
| Homes Built by Year | |
| 2023 Homes Built 2010 or later | 12.0% |
| 2023 Homes Built 2000 to 2009 | 26.5% |
| 2023 Homes Built 1990 to 1999 | 22.7% |
| 2023 Homes Built 1980 to 1989 | 21.4% |
| 2023 Homes Built 1970 to 1979 | 8.8% |
| 2023 Homes Built 1960 to 1969 | 2.4% |
| 2023 Homes Built 1950 to 1959 | 0.8% |
| 2023 Homes Built Before 1949 | 0.5% |
| Home Values | |
| 2023 Home Value \$1,000,000 or More | 0.7% |
| 2023 Home Value \$500,000 to \$999,999 | 6.6% |
| 2023 Home Value \$400,000 to \$499,999 | 8.5% |
| 2023 Home Value \$300,000 to \$399,999 | 29.7% |
| 2023 Home Value \$200,000 to \$299,999 | 38.4% |
| 2023 Home Value \$150,000 to \$199,999 | 9.3% |
| 2023 Home Value \$100,000 to \$149,999 | 2.8% |
| 2023 Home Value \$50,000 to \$99,999 | 1.2% |
| 2023 Home Value \$25,000 to \$49,999 | 1.2% |
| 2023 Home Value Under \$25,000 | 1.6% |
| 2023 Median Home Value | \$288,333 |
| 2023 Median Rent | \$1,284 |

TRADE AREA DEMOGRAPHICS

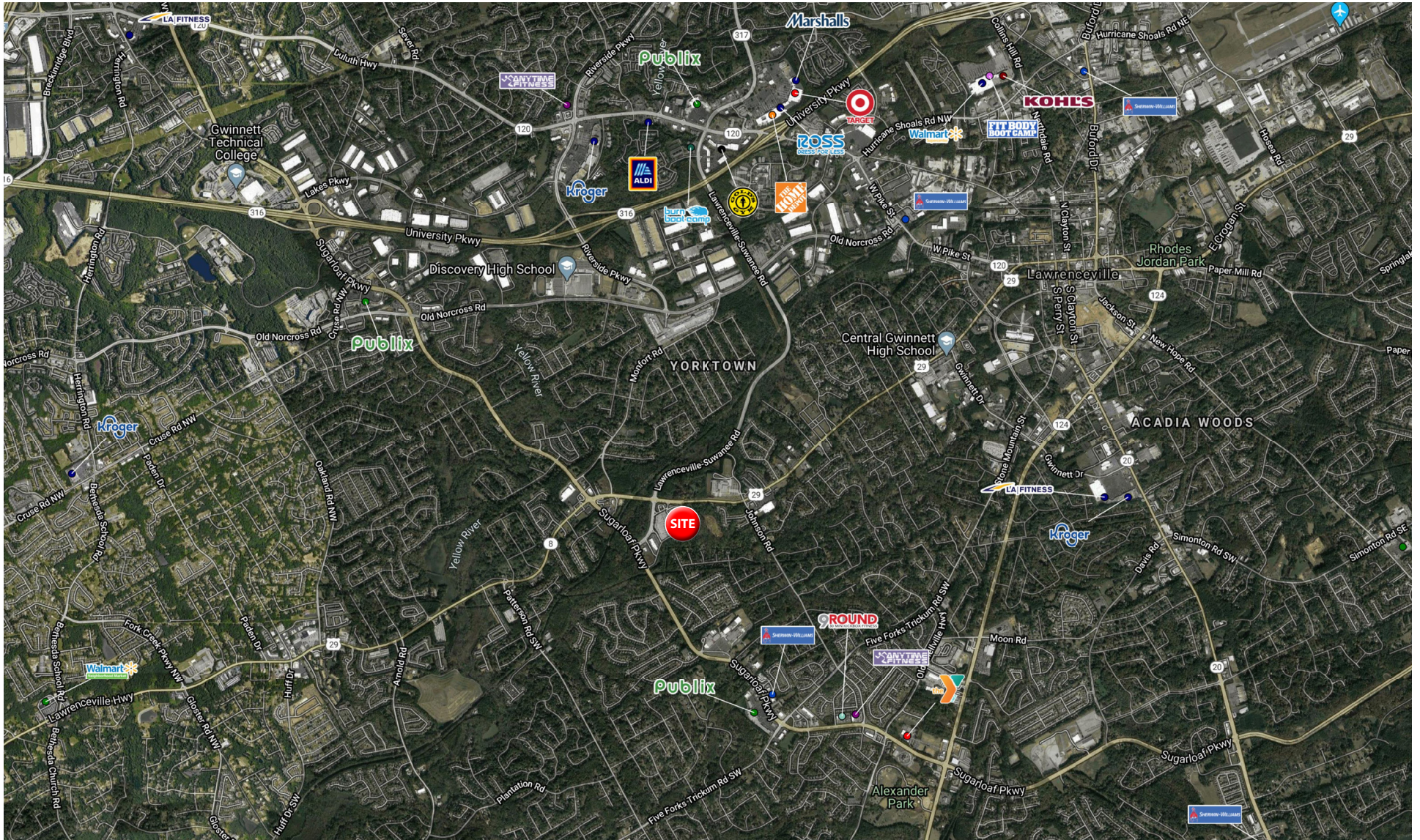
Lat/Lon: 33.9379/-84.0328

| Trade Area | Trade Area |
|--|------------|
| Labor Force | |
| 2023 Est. Labor Population Age 16 Years or Over | 70,133 |
| 2023 Est. Civilian Employed | 66.3% |
| 2023 Est. Civilian Unemployed | 2.1% |
| 2023 Est. in Armed Forces | - |
| 2023 Est. not in Labor Force | 31.6% |
| 2023 Labor Force Males | 48.1% |
| 2023 Labor Force Females | 51.9% |
| Occupation | |
| 2023 Occupation: Population Age 16 Years or Over | 46,500 |
| 2023 Mgmt, Business, & Financial Operations | 12.9% |
| 2023 Professional, Related | 21.7% |
| 2023 Service | 18.0% |
| 2023 Sales, Office | 21.7% |
| 2023 Farming, Fishing, Forestry | 0.3% |
| 2023 Construction, Extraction, Maintenance | 10.8% |
| 2023 Production, Transport, Material Moving | 14.6% |
| 2023 White Collar Workers | 56.3% |
| 2023 Blue Collar Workers | 43.7% |
| Transportation to Work | |
| 2023 Drive to Work Alone | 69.5% |
| 2023 Drive to Work in Carpool | 8.5% |
| 2023 Travel to Work by Public Transportation | 0.8% |
| 2023 Drive to Work on Motorcycle | - |
| 2023 Walk or Bicycle to Work | 0.2% |
| 2023 Other Means | 0.6% |
| 2023 Work at Home | 20.3% |
| Travel Time | |
| 2023 Travel to Work in 14 Minutes or Less | 18.5% |
| 2023 Travel to Work in 15 to 29 Minutes | 34.5% |
| 2023 Travel to Work in 30 to 59 Minutes | 36.4% |
| 2023 Travel to Work in 60 Minutes or More | 10.6% |
| 2023 Average Travel Time to Work | 26.1 |
| Consumer Expenditure | |
| 2023 Est. Total Household Expenditure | \$2.12 B |
| 2023 Est. Apparel | \$75.64 M |
| 2023 Est. Contributions, Gifts | \$120.89 M |
| 2023 Est. Education, Reading | \$69.56 M |
| 2023 Est. Entertainment | \$120.83 M |
| 2023 Est. Food, Beverages, Tobacco | \$325.65 M |
| 2023 Est. Furnishings, Equipment | \$75.06 M |
| 2023 Est. Health Care, Insurance | \$192.3 M |
| 2023 Est. Household Operations, Shelter, Utilities | \$684.67 M |
| 2023 Est. Miscellaneous Expenses | \$40.08 M |
| 2023 Est. Personal Care | \$28.52 M |
| 2023 Est. Transportation | \$389.45 M |

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS INC

REAL ESTATE INVESTMENTS

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