

FORMER CAR WASH

425 W. Pike Street
Lawrenceville, GA 30046

Gwinnett County



NORTHSIDE HOSPITAL
GWINNETT



LEASING INFORMATION

JIMMY DAVIS

770.597.0490

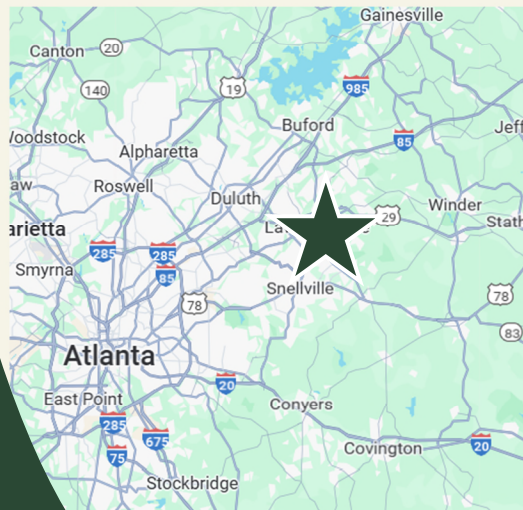
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ESTD  2020

BRIDGER
PROPERTIES



FORMER
CAR WASH
4,400 SF
0.80 AC



- 4,400 SF Former Car Wash located on 0.80 Acres at the signalized intersection of W Pike Street (Hwy 120) and Public Works Drive in Lawrenceville, Georgia.
- Building receives fantastic exposure with Traffic Counts of 49,000 VPD and 19,642 Employees within 1 Mile.
- Located down the street from Northside Hospital Gwinnett, currently generating 1.99 Million Annual Visits!
- Discovery High School is just 2 minutes away and consists of 2,803 Students and 170 Faculty.
- EXISTING WASH TUNNEL CAN EASILY BE REMOVED OR CONVERTED INTO A DRIVE THRU LANE .



NH
NORTHSIDE HOSPITAL
GWINNETT
 1.99 Million Annual Visits

FORMER
CAR WASH
 4,400 SF
 0.80 AC

DISCOVERY HS
 2,803 Students

49,000

DTL
 downtown lawrenceville.

LR LOCAL REPUBLIC **STRANGE TACO BAR**

MCCRAY'S TAVERN **BOBBY BOITRON BARBEQUE** **aurora THEATRE**

FLEET FEET **Village Burger**

FORMER CAR WASH

TRADE AREA OVERVIEW

Total Population	Total Households	Average HH Incomes	Total Employees
1 MILE: 6,577	1 MILE: 2,421	1 MILE: \$68,893	1 MILE: 19,642
3 MILE: 78,966	3 MILE: 25,829	3 MILE: \$82,319	3 MILE: 45,898
5 MILE: 215,293	5 MILE: 69,509	5 MILE: \$98,896	5 MILE: 73,325

FORMER CAR WASH

PROPERTY PHOTOS



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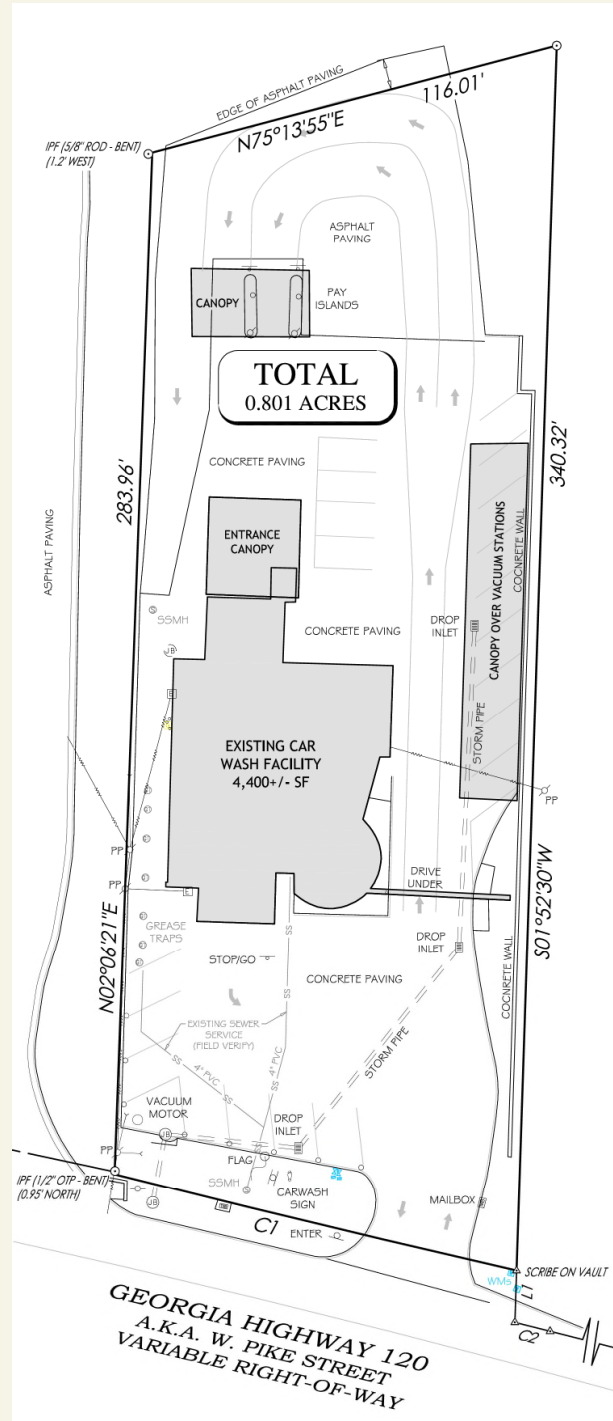
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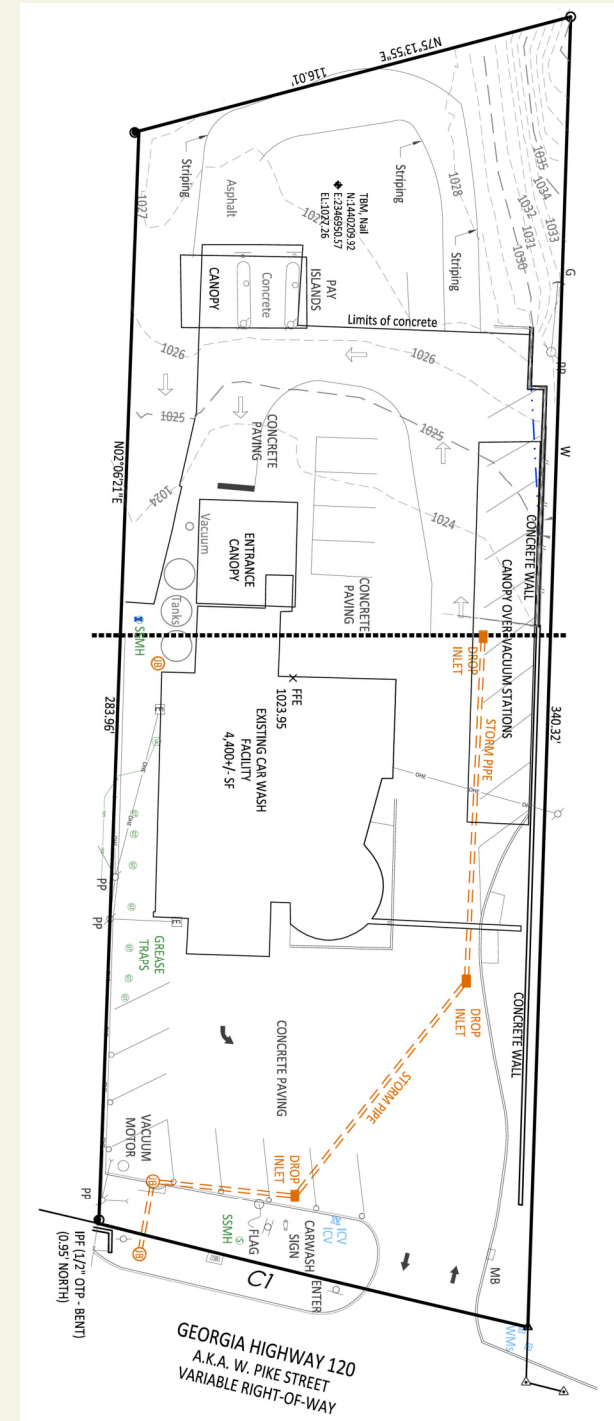


FORMER CAR WASH

SURVEY & SITE PLAN



GEORGIA HIGHWAY 120
A.K.A. W. PIKE STREET
VARIABLE RIGHT-OF-WAY



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