



OFFERING MEMORANDUM

**DUAL-ASSET OPPORTUNITY
STORAGE FACILITY AND
MEDICAL OFFICE**

725-729 Scenic Hwy S
Lawrenceville, GA 30046

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SPECIALIZED REAL ESTATE

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THE OFFERING

DTSpadе is proud to present a unique value-add opportunity on a ±3-acre, BG-zoned site featuring a ±12,000 SF self-storage facility (78 units) and an adjacent ±3,000 SF medical office suitable for owner-user occupancy or supplemental rental income.

With conditional use approval supporting expansion up to ±70,000 SF of storage and flexible zoning that includes gas station potential, the property offers multiple exit strategies (development, income, or hybrid) in a high-demand corridor with strong demographics and highway access.

PROPERTY ADDRESS	725-729 Scenic Hwy S Lawrenceville, GA 30046
BUILDING SIZE (LOT SIZE)	12,000 SF Storage 3,000 SF Medical Office on ±3 AC
PARCEL NUMBER	5108-001
ASKING PRICE	\$1,400,000
ZONING	BG



OFFERING MEMORANDUM

PROPERTY SUMMARY

- ±3-acre BG-zoned site with flexible commercial uses (including gas station potential)
- Existing ±12,000 SF self-storage facility with 78 units
- Approved conditional use supports expansion up to ±70,000 SF of storage
- Adjacent ±3,000 SF medical office—ideal for owner-user occupancy or rental income
- Multiple exit strategies: development, stabilized income, or hybrid value-add
- High-demand corridor with strong population and income profile
- Minutes to Sugarloaf Mills and The Shoppes at Webb Gin
- ~6 miles to Walmart retail hub
- Immediate access to Hwy 20, Hwy 29, Hwy 316, and Sugarloaf Pkwy

Demographics (per provided radius):

- Population within 5 miles: 205,000+
- Average household income within 2 miles: \$110K+

Access & Traffic Drivers:

- Key retail and lifestyle nodes: Sugarloaf Mills; The Shoppes at Webb Gin; Walmart hub
- Regional connectivity: Hwy 20 / 29 / 316 and Sugarloaf Pkwy nearby

For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.



FINANCIAL SUMMARY

This offering presents multiple paths to near-term value creation through income, expansion, or redevelopment. With an existing 78-unit self-storage facility, an adjacent medical office suited for owner-user or rental income, and conditional use approval for up to ~70,000 SF of storage, the site is positioned for scalable NOI growth and long-term value creation through a range of execution strategies.

Total Rent	\$102,335 / YR
Expenses	CURRENT
Advertising	\$6,394
Cleaning and Maintenance	\$1,294
Insurance	\$9,060
Legal and Professional	\$4,550
Taxes	\$24,682
Utilities	\$3,559
Total Expenses	\$49,539

PRO FORMA RENTAL ASSUMPTIONS & EXPANSION UPSIDE

	10 X 10 UNITS	10 X 20 UNITS	MONTHLY RENT (IF RENOVATED)
Storage Building A	20	18	\$6,100 Gross
Storage Building B	20	20	\$6,500 Gross
TOTAL	40	38	\$12,600 Gross

	10 X 10 PROGRAM	10 X 20 PROGRAM	MAX BUILDOUT MIX
TOTAL MONTHLY RENT POTENTIAL IF EXPANDED TO ~70,000 SF	~\$29,000 / mo	~\$44,080 / mo	~\$73,080 / mo

PROPERTY PHOTOS



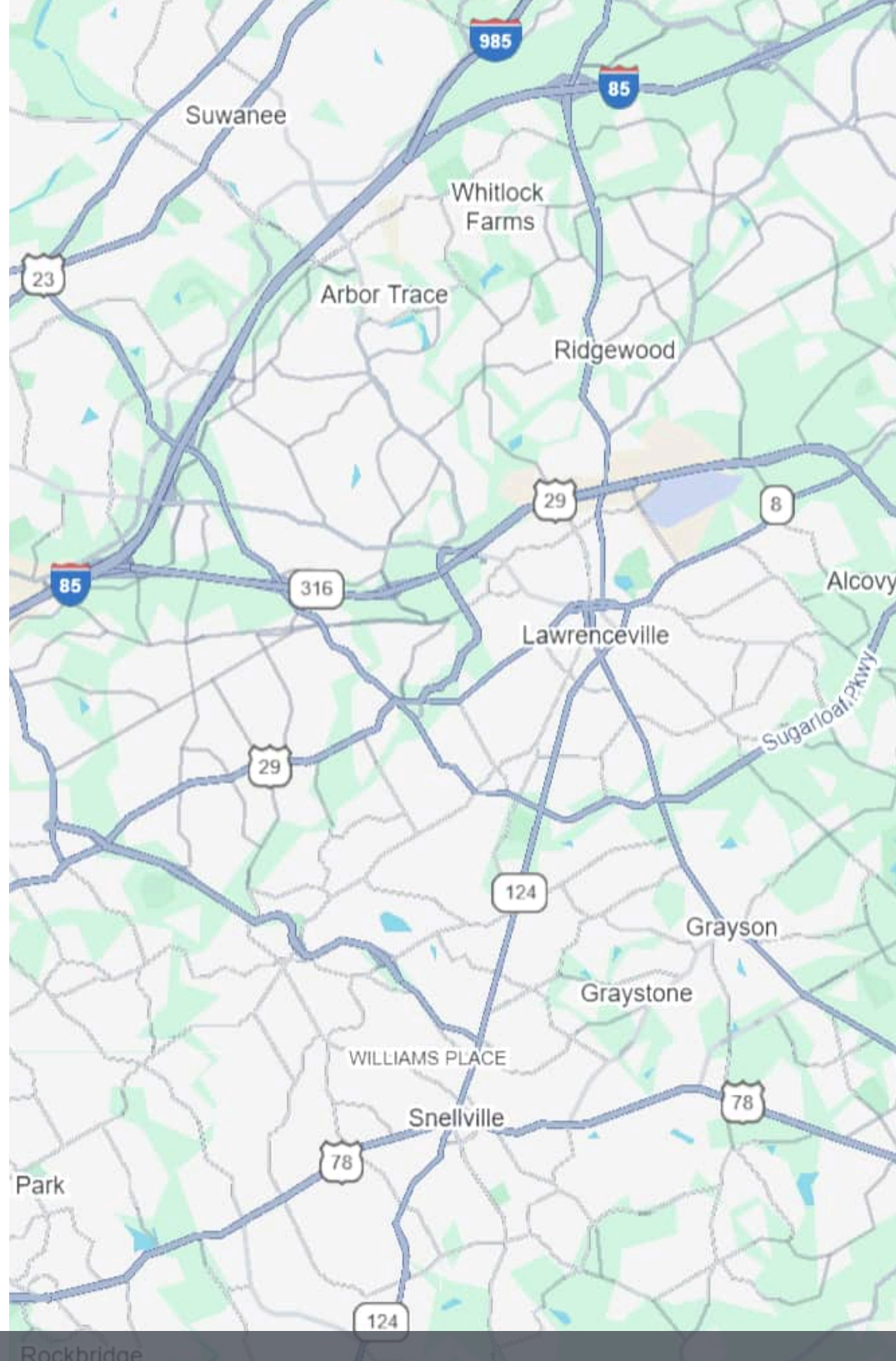


GWINNETT - NORTHEAST METRO ATLANTA SUBMARKET

Located in northeast Metro Atlanta, Lawrenceville has become one of Gwinnett County's most dynamic and diverse growth corridors. The city blends established neighborhoods with sustained new development, supported by strong regional connectivity via I-85, Sugarloaf Parkway, and GA-316, along with a growing base of medical, educational, and civic institutions that keep demand and daily traffic consistent.

That combination of suburban livability and access continues to attract families, professionals, and service-oriented businesses looking for convenience and long-term staying power. Ongoing residential growth and commercial reinvestment have helped Lawrenceville evolve into a major hub for surrounding communities—supporting continued demand for flexible commercial sites like 725 Scenic Highway South.

As infrastructure expands and the submarket continues to modernize through redevelopment and improved public services, Lawrenceville offers a compelling mix of near-term stability and long-term upside for investors and owner-users seeking exposure in a high-demand suburban Atlanta market.



AERIAL





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