

Sugarloaf Square

4835 Sugarloaf Pky, Lawrenceville, GA 30044



Presented By:
CMC Real Estate Group



Sugarloaf Square

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Property Details

This is the side of the building suites located on the left
We are currently in construction for getting these suites separately metered.

The commercial property located at 4835 Sugarloaf Parkway in Lawrenceville, Georgia, is a 14,866-square-foot retail center known as Sugarloaf Square. It offers flexible leasing options, with spaces ranging from 1,400 to 7,000 square feet, making it suitable for various retail or service-oriented businesses. The property benefits from a high-traffic location on Sugarloaf Parkway, with a daily traffic count of approximately 56,336 vehicles. Its proximity to major highways—less than half a mile from Highway 316 and one mile from Interstate 85—enhances its accessibility for both customers and suppliers.

Current national tenants contribute to the property's strong commercial appeal. Nearby amenities include Sugarloaf Urgent and Primary Care, located at 4835 Sugarloaf Parkway Suite 200, offering urgent and primary healthcare services. Additionally, King House Milktea & Smoothie, situated at Suite 100, provides a variety of beverage options. Fitness 621, located at Suite 500, offers personal training services. These establishments, along with others like Shane's Rib Shack, create a dynamic commercial environment that attracts diverse customer traffic.

The surrounding area boasts a population of approximately 92,768 residents within a three-mile radius, with an average household income of \$69,350, indicating a robust consumer base. This combination of strategic location, flexible space options, and a vibrant commercial ecosystem makes 4835 Sugarloaf Parkway an attractive prospect for businesses seeking a presence in the Lawrenceville area.

Price: \$8.00 /SF/YR

- Walking distance to residential neighborhoods
- Located close to the major highways
- Located off a busy road and intersection
- Plenty of parking
- Next to Starbucks

View the full listing here: <https://www.loopnet.com/Listing/4835-Sugarloaf-Pky-Lawrenceville-GA/31535355/>

Rental Rate:	\$8.00 /SF/YR
Total Space Available:	7,026 SF
Max. Contiguous:	4,230 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	5
Center Properties:	1
Frontage:	155' on Sugarloaf Pky
Gross Leasable Area:	14,866 SF
Walk Score ®:	50 (Somewhat Walkable)
Rental Rate Mo:	\$0.67 /SF/MO

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Listing spaces

1st Floor Ste 500

Space Available:	4,230 SF
Rental Rate:	\$8.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)\$8.67
Built Out As:	Professional Services
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 Years

Right Side Room measures 24 feet 7 inches north to south19 feet 5 inches AcrossSmall Offices measures 10 feet 11inchesMain Hallway measures 55 feet 6 inches north to south41 feet 5 inches AcrossCeiling Height is 13 feet and 10 inches

1st Floor Ste 600

Space Available:	2,796 SF
Rental Rate:	\$8.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)\$8.67
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	5 Years

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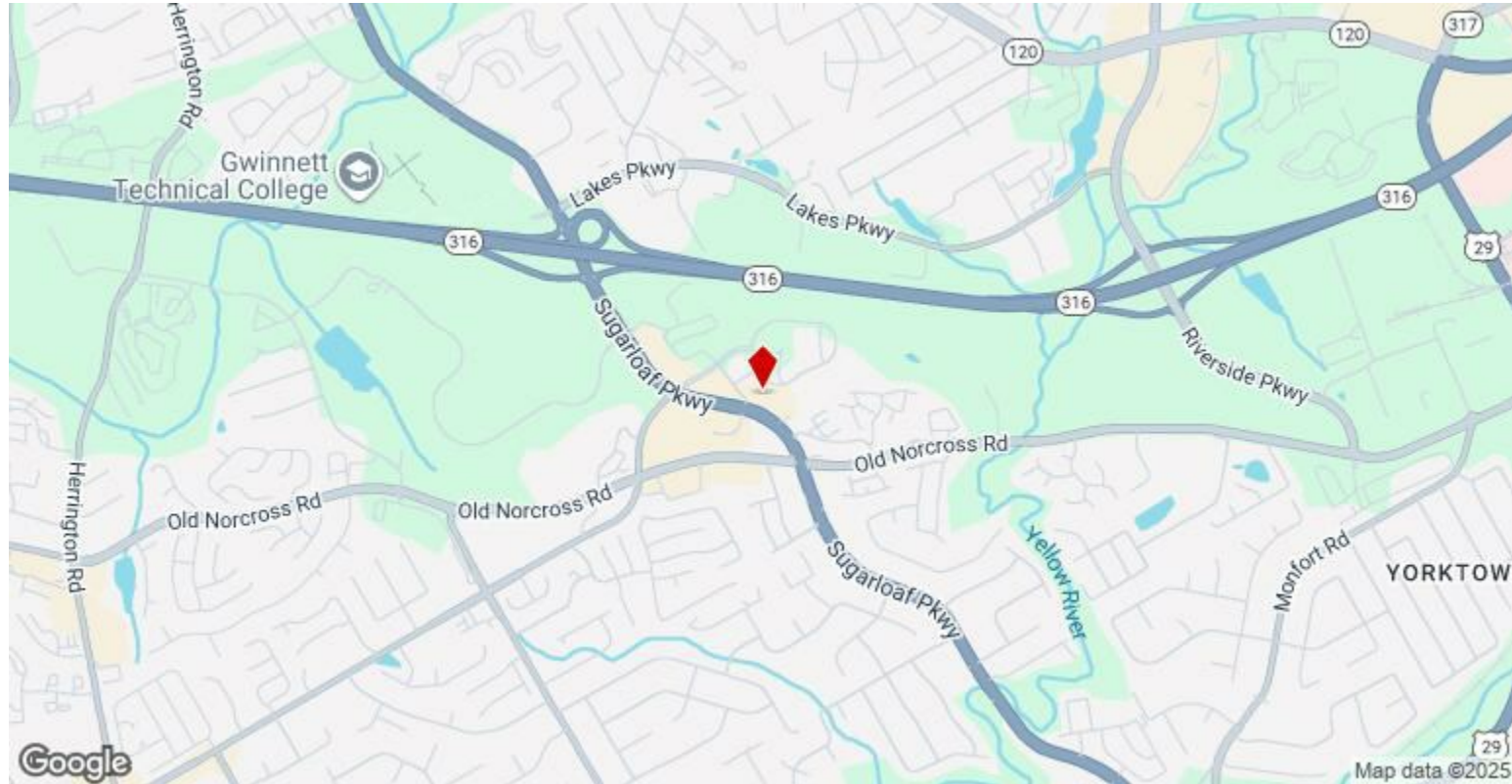
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Domi Mex Restaurant	-	
Fitness 621	-	July 2025
King House	-	
Sugarloaf Urgent Care	-	

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Location



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Property Photos



Monument



Monument#2

Sugarloaf Square

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Property Photos



Right Side End Side



Main Middle

Sugarloaf Square

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Property Photos



Middle Right Side



4835 Sugarloaf Pky

Sugarloaf Square

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Property Photos



Overview#2



20251002_105437

Sugarloaf Square

4835 Sugarloaf Pky, Lawrenceville, GA 30044

Property Photos



20251002_105516



Suites#400 & 500 Location

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Property Photos



Left Side of Building

Sugarloaf Square

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