

# Village Shoppes at Creekside

Duluth Highway & University Parkway (S R .316)  
Lawrenceville, Georgia



## 1,000 – 6,000 SF Retail Available

The Village Shoppes at Creekside (the "Property"), a retail shopping center totaling 98,859 square feet conveniently located in Lawrenceville, GA within the Gwinnett Retail Submarket of Metro-Atlanta. The Property is situated in the major retail hub for the area.

Originally constructed in 2005, the Property has three points of ingress/egress along Duluth Hwy (48,740 VPD) and Lawrenceville Suwanee Rd (24,920 VPD) over 73,660 ADT combined with immediate access to GA 316 (70,370 VPD). The area demographics are impressive with over 214,902 people within a 5-mile radius and average household incomes of \$78,747. The Property is adjacent to the nationally recognized Gwinnett Medical Center with more than 4,800 employees and 800 affiliated physicians. In addition, three college campuses within the immediate area service over 20,000 students.

The Property has an excellent location amid Lawrenceville's foremost retail corridor providing tenants with a substantial trade area and increased visibility. The Property is currently occupied with national tenants, including Badcock Home Furniture & More, Tropical Smoothie Café and Chipotle. The Property offers one 15k big box opportunity.

### NATIONAL TENANT LINE-UP

Badcock Home Furniture & More, Harbor Freight Tools, Firehouse Subs, Merle Norman

### SHADOW ANCHOR

Gold's Gym, Starbucks, Hooters, Chipotle, Tropical Smoothie Café

### For Additional Info

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695 Route 46, Suite 210 | Fairfield, NJ 07004

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## SITE PLAN



**TOTAL GLA**

**98,859 SF**

## Tenant Roster

### SUITE

### TENANT

	AREA
110	20,420 SF
120	15,000 SF
132	10,051 SF
140-142	2,442 SF
143	1,104 SF
144	1,650 SF
146	1,200 SF
148	1,790 SF
150	1,200 SF
152-156	5,250 SF
160	1,500 SF
170	1,000 SF
175-180	2,660 SF
190	2,261 SF
210	5,350 SF
235	3,000 SF
245	1,200 SF
260	6,000 SF
265	1,750 SF
270	1,500 SF
1010	2,000 SF
1015	1,600 SF
1020	1,500 SF
1030	3,073 SF
1040	2,000 SF
1050	2,000 SF
	358 SF

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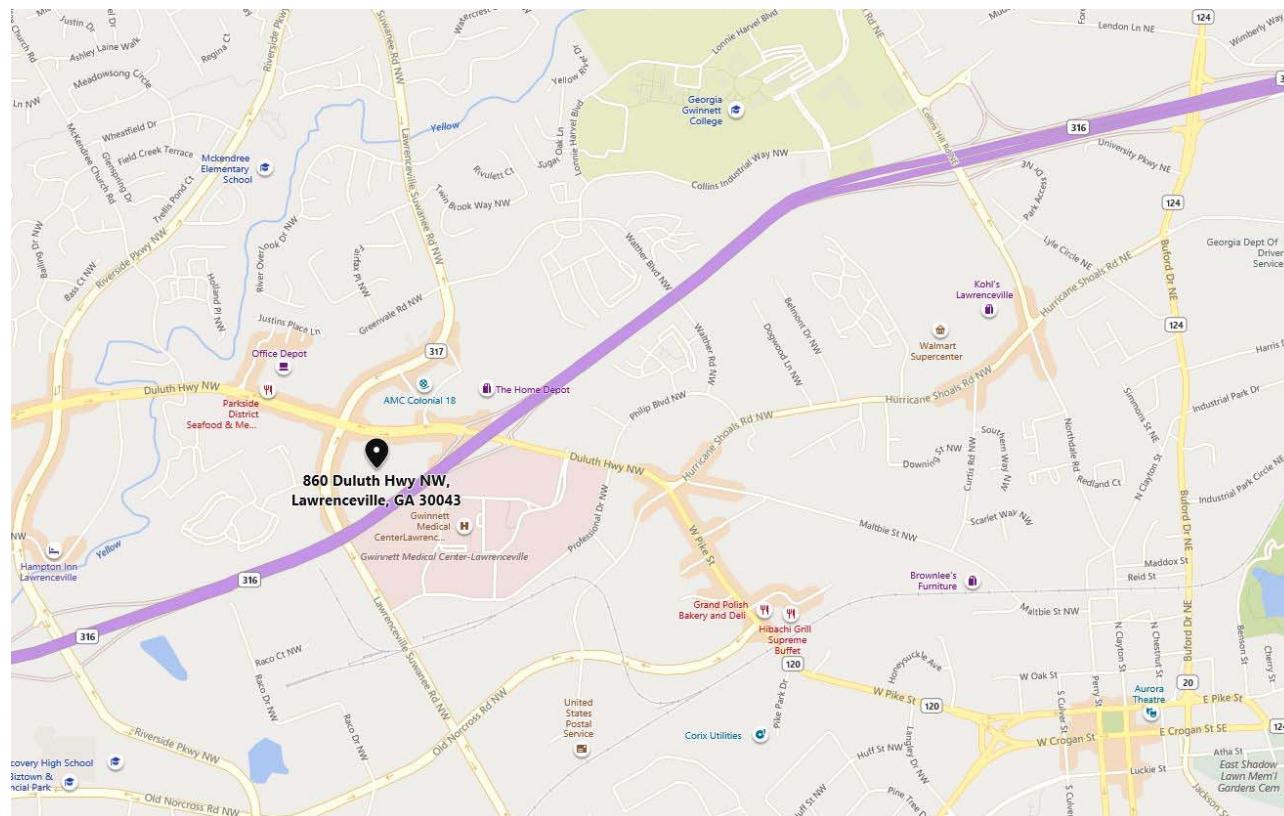
**LAMAR COMPANIES**  
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## EXCEPTIONAL LOCATION



### Traffic Counts

Duluth Hwy – Approx. 53,500 AADT  
Route 316 – Approx. 67,100 AADT

### Local Benefits

Adjacent to the Property is a highly diverse power center with seven big box retailers anchored by Target, Home Depot and Hobby Lobby that is currently 98% occupied.

Gwinnett County is ranked among the fastest growing counties in the US. Retail space in the Property's submarket of Lawrenceville has shown substantial positive net absorption year-over-year. Lawrenceville is the county seat and second oldest city in Greater Atlanta. As of 2010-2014, Lawrenceville has experienced a population growth of 31.11%, much higher than the state average rate of 21.03% and the national average rate of 11.61%.

The Property's excellent location amid Lawrenceville's foremost retail corridor provides tenants with a substantial trade area and increased visibility.

Gwinnett Medical Center borders the Property, with more than 4,800 employees and 800 affiliated physicians. Three college campuses, Georgia Gwinnett College, Gwinnett Technical College, and UGA Gwinnett Campus, serve over 20,000 students within the immediate area.

Demographics	3 Mile	5 Mile	10 Mile
Population	77,522	198,262	955,257
Households	21,935	55,102	305,307
Avg HH Income	\$85,248	\$71,657	\$71,103

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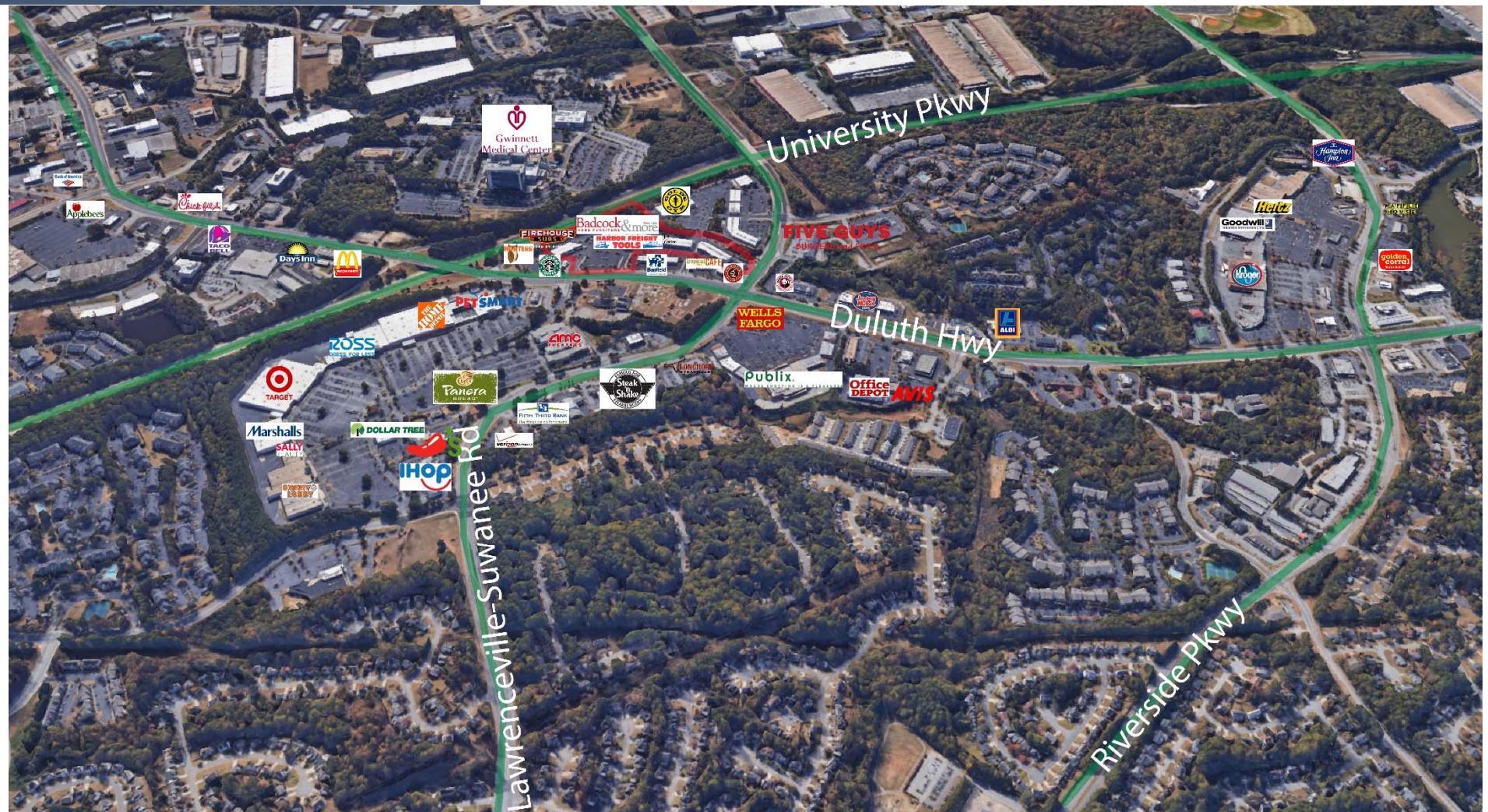
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## SURROUNDING RETAILERS



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