

Norcross Gateway

Cutting-edge mixed-use development featuring 4,300 SF of retail space and hard corner visibility, with an adjacent four-story, 180-unit luxury apartment complex (The Perry Residences). Positioned at the signalized intersection of Jimmy Carter Boulevard and Peachtree Industrial Boulevard, this location delivers an extraordinary 135,200 combined daily vehicles—one of the highest traffic counts in Gwinnett County.

Area Demographics	1 MILE	3 MILE	5 MILE
 2024 Population	10,079	85,905	240,478
 Daytime Population	13,737	97,419	245,565
 2024 Households	4,223	28,778	85,971
 Household Income	\$61,377	\$91,710	\$101,497



Norcross Gateway
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The Perry Residences
180-Unit Apartment Complex

Norcross Gateway

Suite	Tenant	Square Feet
A	Chipotle Mexican Grill	2,380
B	Retail Space Available	1,950

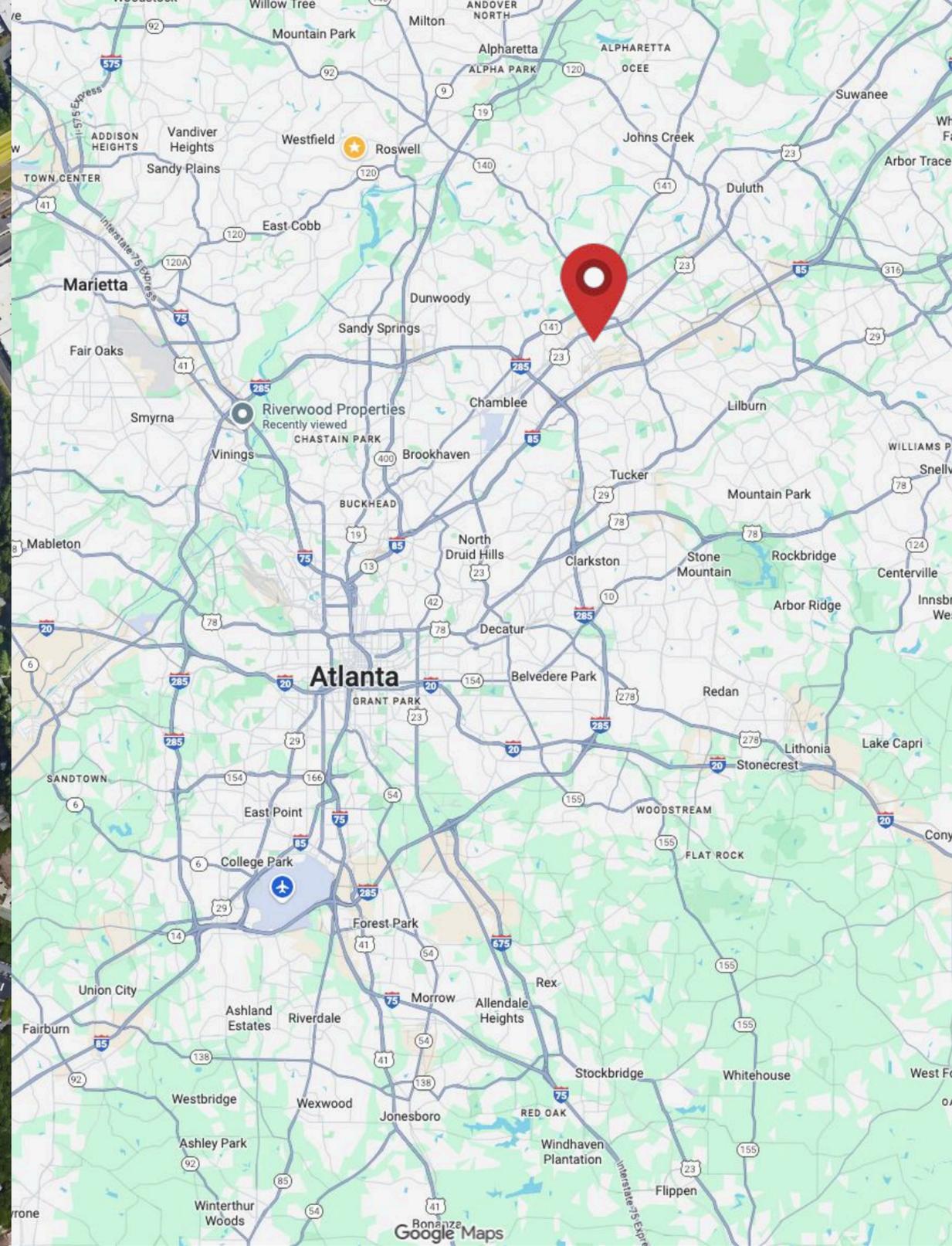
UNIT	TENANT	SF
A	Chipotle Mexican Grill	2,380
B	Available	1,950

This isn't just retail space—it's a strategic position in a live-work-play environment where residents, workers, and regional shoppers converge. The combination of apartment density, traffic generation, and unprecedented vehicle counts creates a customer flow profile that few Gwinnett County locations can match.

At 950-1,950 SF, these spaces accommodate quick-service restaurants, fast-casual dining, specialty retail, fitness concepts, service businesses, or professional offices seeking premium visibility with built-in residential traffic.

Strong Retail Ecosystem: Surrounded by established traffic generators creates retail density and sustained customer flow throughout the day. Norcross has transformed from suburban office park to one of Metro Atlanta's most dynamic live-work-play communities. The Technology Corridor brings high-income employment, I-85 access, and the Historic Norcross creating destination appeal.

Available Space Unit B: 1,950 SF | Flexible for restaurant, retail, or service concepts



What Makes This Special: 📍 Hard corner: Jimmy Carter Blvd & Peachtree Industrial Blvd 🚗 135,200 combined daily vehicles 🏢 180-unit apartment complex (The Perry Residences) adjacent | 97,419 daytime population | \$91,710 avg HH income (3 miles) 🏠 950-1,950 SF available