

# GWINNETT COUNTY COMMERCIAL PORTFOLIO FOR SALE



4482 Commerce Dr, Buford, GA



333 Swanson Dr, Lawrenceville, GA

## INVESTMENT OVERVIEW

This offering presents the opportunity to acquire two strategically located commercial assets at 333 Swanson Drive and 4482 Commerce Drive, positioned in two of Gwinnett County's highly desirable and growing business corridors.

The portfolio combines stable tenant occupancy, strong surrounding commercial presence, and long-term income potential, creating an attractive opportunity for investors or owner-users seeking quality assets in a high-growth market.

## PORTFOLIO HIGHLIGHTS



**2 COMMERCIAL PROPERTIES**



**PRIME GWINNETT COUNTY LOCATIONS**



**BUFORD + LAWRENCEVILLE PRESENCE**



**98% OCCUPANCY RATE**



**STRONG ACCESS TO MAJOR HIGHWAYS**



**GROWING MARKETS**



**INVESTMENT OPPURTUNITY**

## MARKET SNAPSHOT GWINNETT COUNTY



**1,000,000+**  
2024 ESTIMATED POPULATION



**\$89,700+**  
MEDIAN HOUSEHOLD INCOME



ONE OF METRO ATLANTA'S FASTEST GROWING COUNTIES



DIVERSE & EXPANDING BUSINESS AND EMPLOYMENT BASE



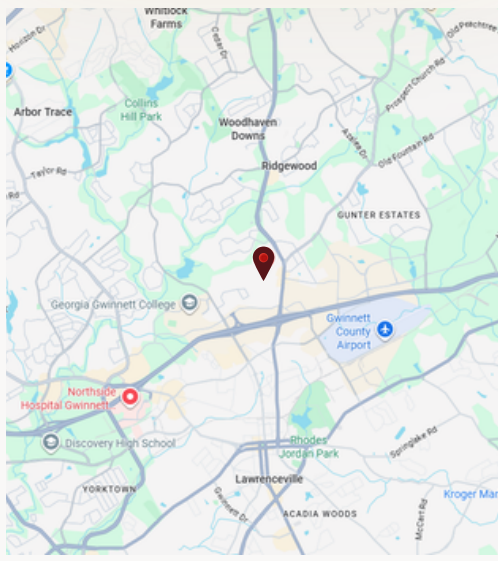
STRONG RESIDENTIAL & COMMERCIAL DEVELOPMENT ACTIVITY



**A SOLID INVESTMENT TODAY. STRONG RETURNS TOMORROW.**

Well-maintained assets. Strong tenants. Prime Gwinnett locations.  
An opportunity that continues to perform.

**333 Swanson Dr, Lawrenceville, GA**



## PROPERTY HIGHLIGHTS

- 1.38 acres
- 8,400 SF total building size
- 98% rented
- 33 private executive offices available / one suite used as storage
- All inclusive executive suites with interior entry
- Secured facility – only tenants have 24hr a day access
- Ample parking
- Rent rolls available after Non-Disclosure signed
- Professional office building with well-maintained common areas
- Shared conference room and kitchen amenities

## AREA HIGHLIGHTS



Growing downtown market



Strong surrounding residential density



Expanding professional services presence




Excellent visibility and connectivity


Source: Esri Market Profile | Zip Code 30043  
All demographic data is approximate and subject to change.

Data Year: 2024


## DEMOGRAPHICS | LAWRENCEVILLE, GA 30043




**POPULATION**  
67,987+



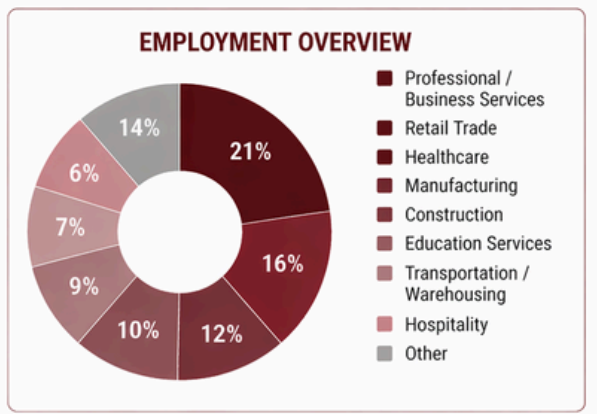
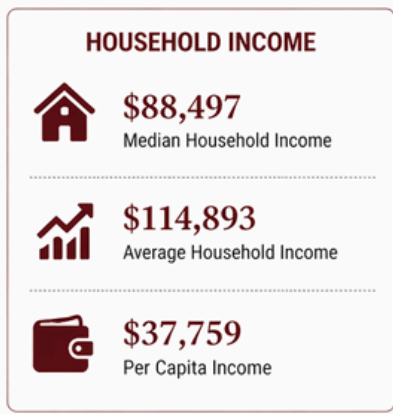
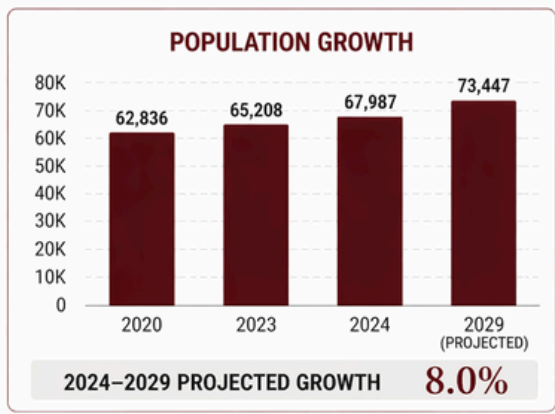
**MEDIAN HOUSEHOLD INCOME**  
\$88,497




**MEDIAN AGE**  
36.2




**HOMEOWNERSHIP**  
71.3%







**333 SWANSON DRIVE**  
LAWRENCEVILLE, GA 30043



**1.9 MILES**  
TO I-85



**3.4 MILES**  
TO GA-316



**2.1 MILES**  
TO DOWNTOWN  
LAWRENCEVILLE

4482 Commerce Dr, Buford, GA

## PROPERTY HIGHLIGHTS



- 98% rented
- .21 acres
- Floor 1: 4,800 SF
- Floor 2: 2,500 SF
- Rent rolls available after Non-Disclosure signed
- All inclusive executive suites with interior entry
- Secured facility – only tenants have 24hr a day access
- Ample parking
- Well known and established offices

## AREA HIGHLIGHTS



Surrounded by retail, dining and services



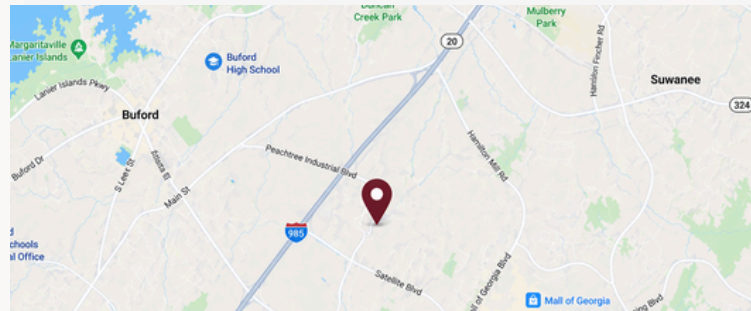
Strong population growth corridor



Excellent commuter access



Established commercial presence



Source: Esri Market Profile | Zip Code 30518  
All demographic data is approximate and subject to change.

Data Year: 2024

## DEMOGRAPHICS | BUFORD, GA 30518



POPULATION

56,309+



MEDIAN HOUSEHOLD INCOME

\$97,339



MEDIAN AGE

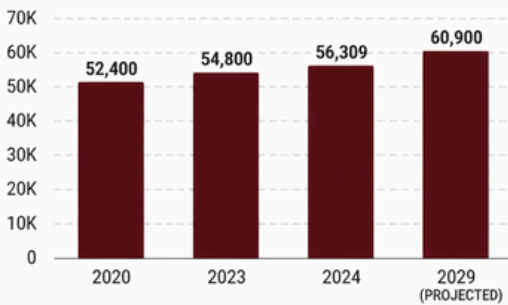
36.8



HOMEOWNERSHIP

72.0%

### POPULATION GROWTH



2024-2029 PROJECTED GROWTH **8.2%**

### HOUSEHOLD INCOME



\$97,339

Median Household Income



\$126,000+

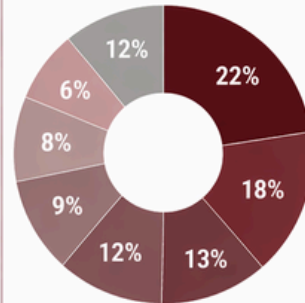
Average Household Income



\$42,109

Per Capita Income

### EMPLOYMENT OVERVIEW



- Professional / Business Services
- Healthcare
- Retail Trade
- Manufacturing
- Construction
- Logistics / Transportation
- Hospitality
- Other



4482 COMMERCE DRIVE  
BUFORD, GA 30518



1.6 MILES  
TO I-985



3.5 MILES  
TO I-85



4.2 MILES  
TO MALL OF GEORGIA

Information contained herein has been obtained from sources deemed reliable. Information is believed to be accurate at the time of publication and may change without notice. Summit Real Estate makes no warranties or guarantees as to the accuracy of the information.



**SCHEDULE A TOUR OR REQUEST DETAILS TODAY:**

Rebecca Davis, Summit Real Estate

✉ [rdavis@summitgeorgia.com](mailto:rdavis@summitgeorgia.com) | ☎ 770-633-4370