

Office Space For Lease

760 Longleaf Blvd, Suite A
Lawrenceville, GA 30046



Office Space For Lease

- 2,100 Sq Ft Office
- Stepless Entry
- Generous Parking
- Zoned OI
- Private Offices
- Reception Area

For More Information

David Freeman
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Ken Robinson
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PROPERTY SUMMARY



BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	2,100 SqFt
YEAR BUILT	1998
TENANCY	Single
BUILDING HEIGHT	2 Story

LEASE INFORMATION

BASE RENT:	\$15/SqFt
TOTAL SPACE:	2,100 SqFt
LEASE TERM:	3 Years
TAXES/INS/CAM:	\$833/Mo
AVAILABLE:	IMMEDIATE
MONTHLY RENT:	\$3,458



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ADDITIONAL INFORMATION



Welcome to 760 Longleaf Blvd Suite A, nestled in the heart of Lawrenceville, GA, just a stone's throw away from downtown Lawrenceville. This prime location offers the perfect blend of convenience and charm, situated in a desirable area known for its scenic beauty and thriving community.

As you approach this commercial space, you'll be greeted by a distinctive four-side brick building, exuding timeless elegance and durability. The stemless entrance adds a modern touch to the traditional architecture, inviting both pedestrians and motorists alike to explore what lies beyond.

Conveniently positioned off Scenic Highway, accessibility is a breeze for customers and clients. Whether you're seeking a bustling foot traffic or easy access for commuters, this location caters to a diverse range of businesses and ventures.

This versatile suite offers ample opportunities for customization, boasting a spacious layout that can be tailored to suit your unique needs. Whether you envision a cozy boutique, a bustling office space, or a trendy cafe, the possibilities are endless within these walls.

With its prime location, timeless architecture, and customizable layout, 760 Longleaf Blvd Suite A presents an exceptional opportunity for businesses seeking to make their mark in Lawrenceville's vibrant community. Don't miss your chance to claim your spot in this thriving locale and take your business to new heights. Schedule a viewing today and let your entrepreneurial dreams take flight!

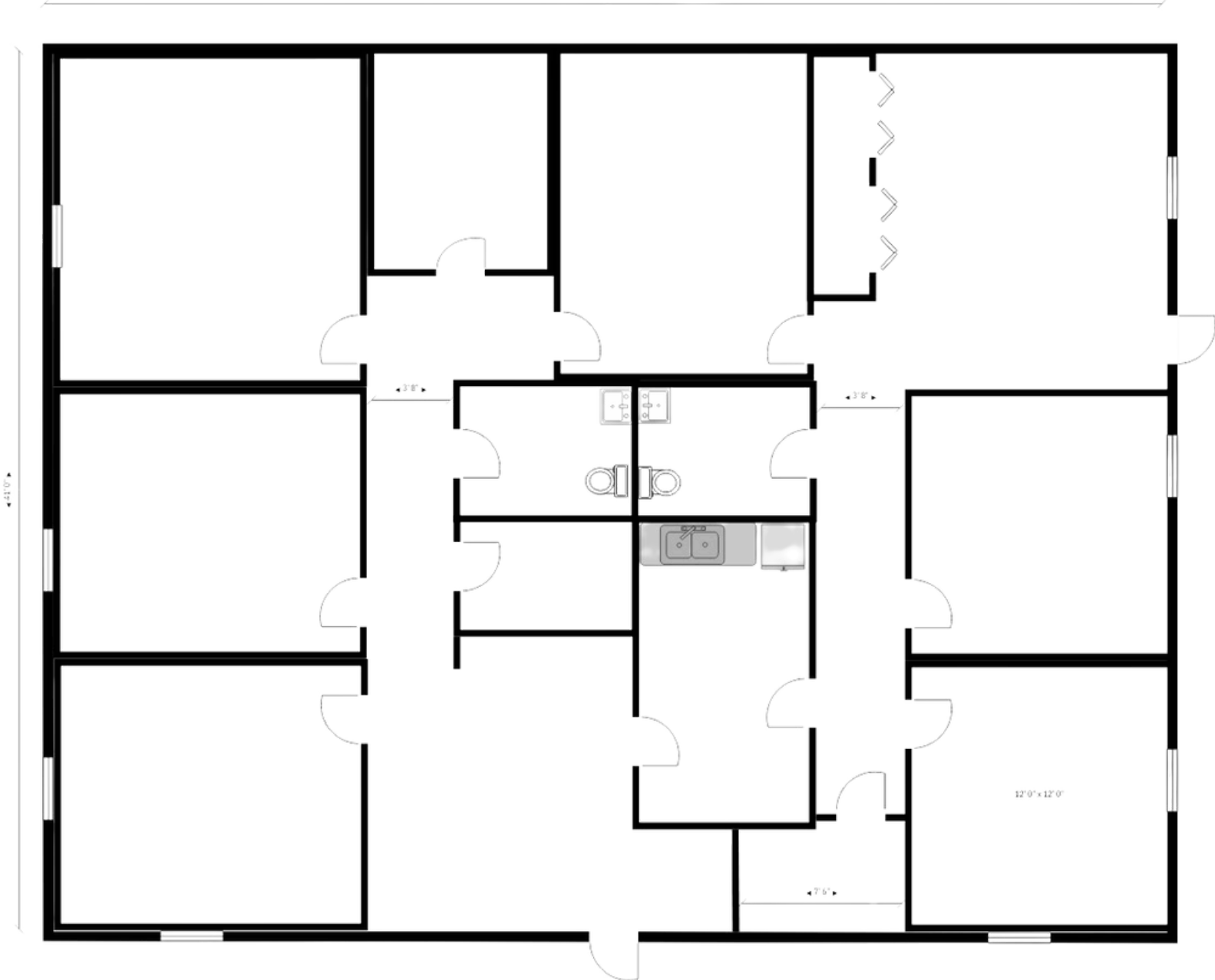
FLOORPLAN



760 A&B Longleaf Blvd
Lawrenceville, GA 30046

Rev 4.9.24

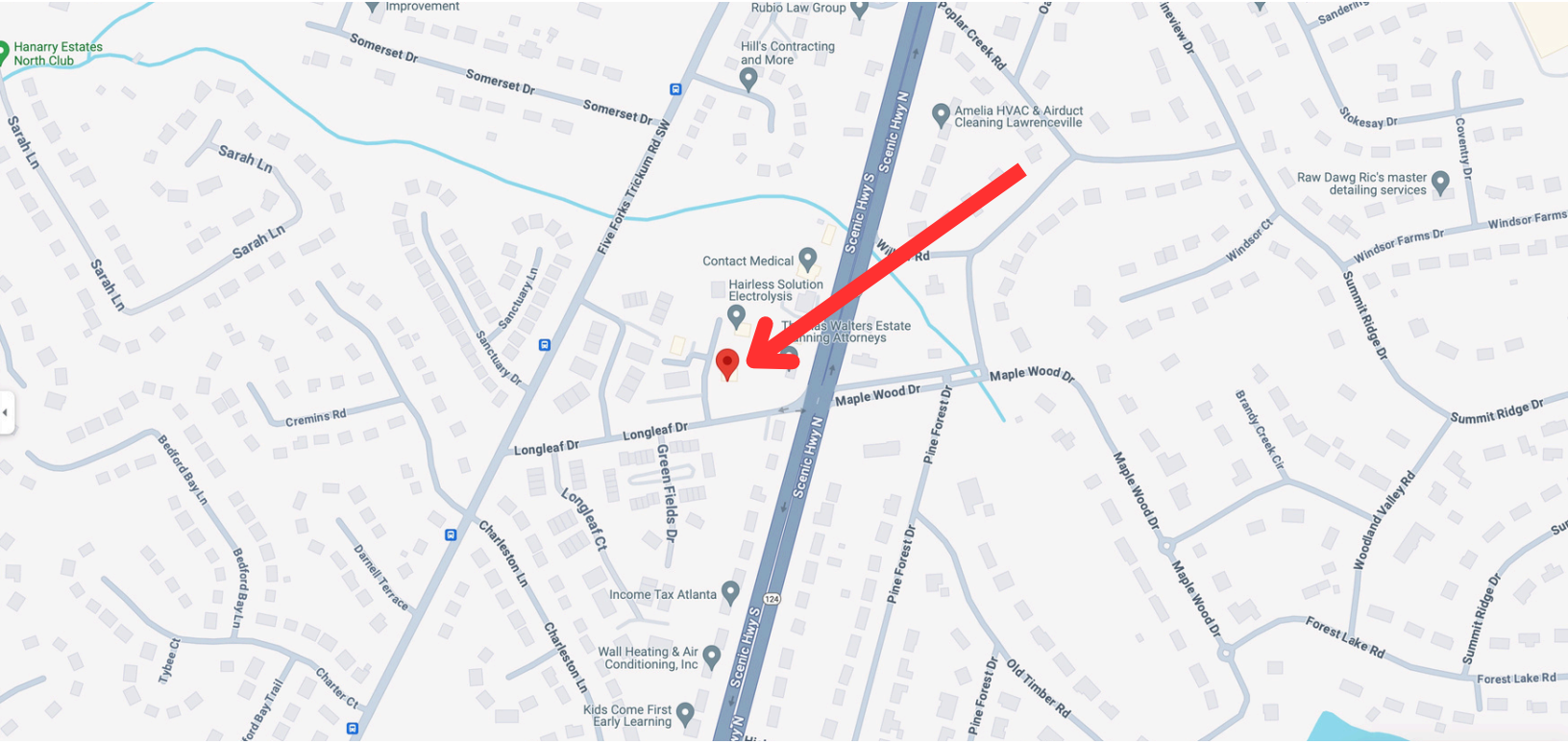
◀ 52' 2 3/4" ▶



*Note: The drawing is a sketch representation of floor plan.
All dimensions and wall locations are approximations.*

THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

MAP OVERVIEW



DEMOGRAPHICS



	1 mile	3 mile	5 mile
2010 Population	7,869	72,278	173,356
2023 Population	8,969	81,502	200,328
2028 Population Projection	9,217	83,634	206,259
Annual Growth 2010-2023	1.1%	1.0%	1.2%
Annual Growth 2023-2028	0.6%	0.5%	0.6%
Median Age	37.2	36	36.7
Bachelor's Degree or Higher	23%	30%	32%

	1 mile	3 mile	5 mile
Avg Household Income	\$80,569	\$88,072	\$96,951
Median Household Income	\$67,375	\$71,901	\$77,040
< \$25,000	467	3,788	7,717
\$25,000 - 50,000	691	5,814	12,368
\$50,000 - 75,000	549	4,704	11,878
\$75,000 - 100,000	535	4,466	10,032
\$100,000 - 125,000	359	2,927	7,857
\$125,000 - 150,000	204	2,197	5,032
\$150,000 - 200,000	99	1,962	5,530
\$200,000+	144	1,521	5,149

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