

± 4.16 ACRES AVAILABLE FOR LEASE

HIGHGATE PARTNERS
BROKERAGE | INVESTMENT | DEVELOPMENT



PAD SITES AVAILABLE FOR GROUND LEASE

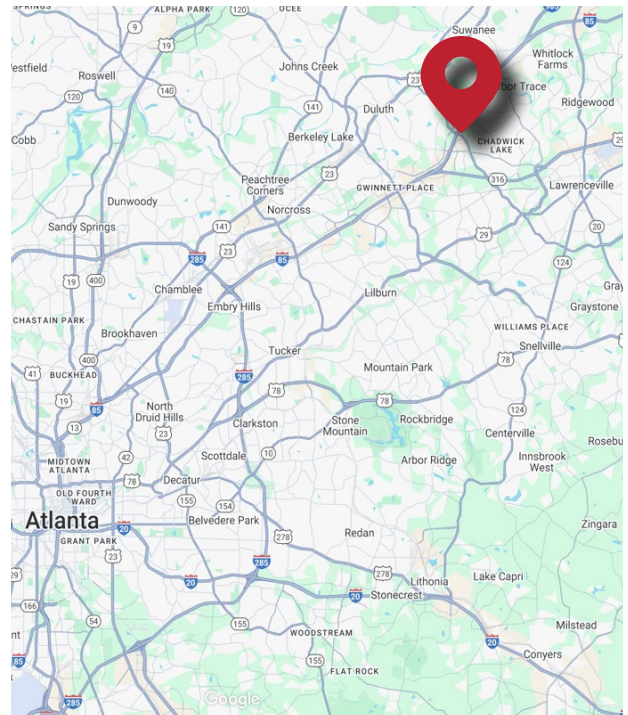
1847 N. Brown Rd. NW, Lawrenceville, GA 30043

OVERVIEW

Highgate Partners is pleased to offer up to 4 acres of prime commercial land for Ground Lease, ideally located at the convergence of I-85 and GA-316. The property includes Pad 1 and Pad 2 (1 acre each) and Pad 3 (2 acres), all zoned C-2. With excellent access to major thoroughfares and a strong secondary road network, the site is minutes from some of the area's most affluent neighborhoods, including Sugarloaf. This location offers an outstanding opportunity for retail, service, or commercial users in a high-growth market. Asking price: Contact Broker.

SNAPSHOT

ADDRESS	1847 N Brown Rd NW, Lawrenceville, GA
TOTAL AC. AVAILABLE	± 4.16 Acres
NUMBER OF PADS	3
ZONING	C2
LEASE RATE	*Contact Broker for Pricing
PARCEL ID	7-115-054



GET IN TOUCH.

CHANDLER POPE

Vice President

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Vice President

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PROPERTY AERIAL



MARKET OVERVIEW MAP



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