

# Bellbrook Station

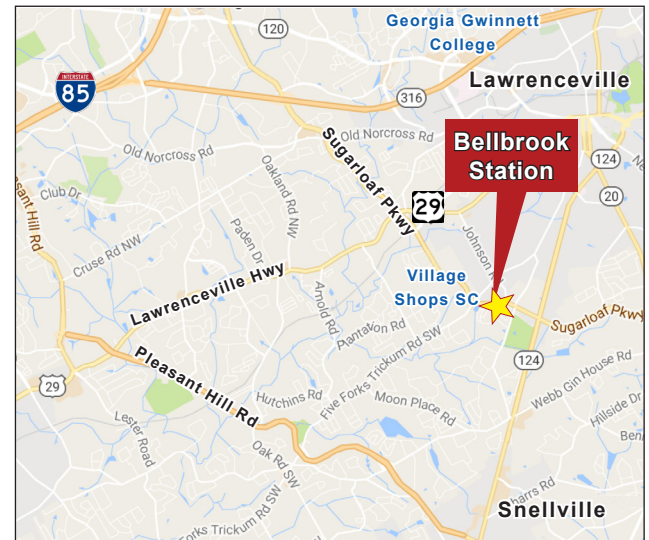
*One (1) 2,800 SF Space Available*

**Excellent Location in Growing Family Community**



**3157 Sugarloaf Parkway, Lawrenceville, GA 30045**

- One (1) 2,800 SF space available
- Heavy daytime traffic on Sugarloaf Parkway (about 130,000 vehicles per day)
- Less than two miles from Publix, Walmart, Dollar Tree, and more
- Bellbrook offers great visibility and sits in a dense residential area
- Average household income of about \$100,000 in a 3-mile radius



## Demographics

Total Population 2022  
Annual Pop Growth 2010-2022  
Projected Growth 2022-2027  
Total Households  
Average Household Income

## 3-Mile Radius

77,713  
1.2%  
1.0%  
25,654  
\$96,429  
**129,589**

## 5-Mile Radius

215,211  
1.2%  
1.1%  
70,413  
\$92,825

## 10-Mile Radius

675,578  
1.4%  
1.1%  
224,419  
\$92,535

Sugarloaf Parkway

## FOR MORE INFORMATION, CONTACT:

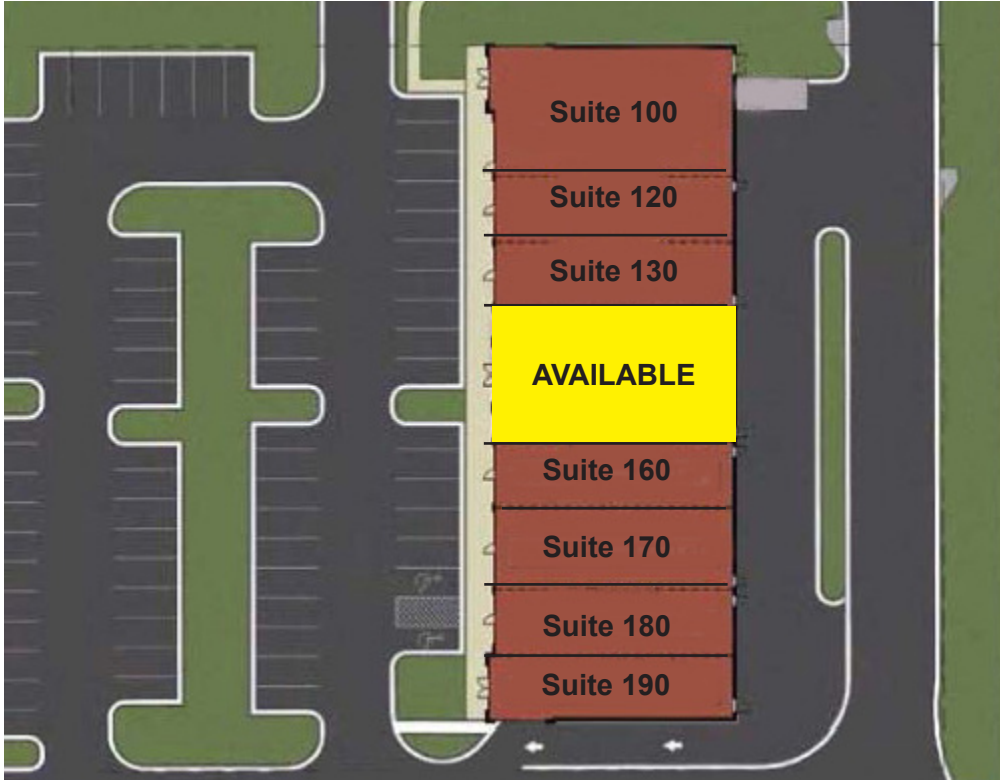
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770.594.1309 Office

**FOR LEASE**



LEASE AT  
**Bellbrook Station**  
3157 Sugarloaf Parkway, Lawrenceville, GA 30045



Suite 100 - Johnny's Pizza  
Suite 120 - Boba Tea  
Suite 130 - ATL Services  
**Suite 150 - AVAILABLE**  
Suite 160 - Expedia  
Suite 170 - 5 Star Hair  
Suite 180 - Yoga / Pilates  
Suite 190 - Kinks & Curls

14,430 GLA



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