

# Bellbrook Station

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

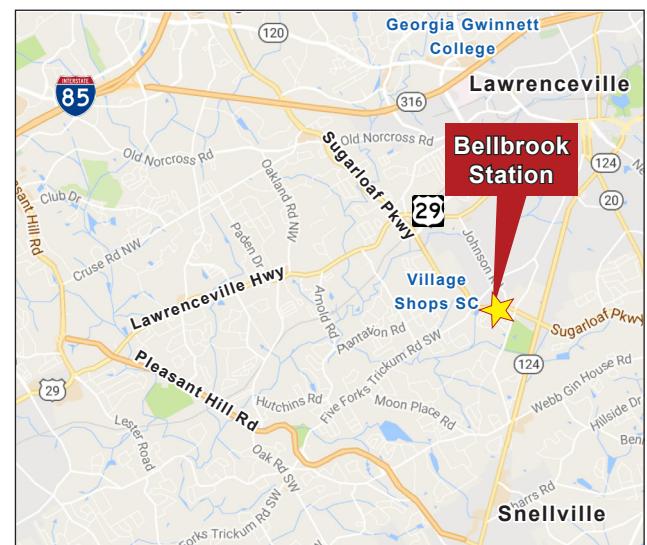
**Excellent Location in Growing Family Community**



**FOR LEASE**

**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

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2022	77,713	215,211	675,578
Annual Pop Growth 2010-2022	1.2%	1.2%	1.4%
Projected Growth 2022-2027	1.0%	1.1%	1.1%
Total Households	25,654	70,413	224,419
Average Household Income	\$96,429	\$92,825	\$92,535
<b>Traffic Count</b>	<b>129,589</b>	Sugarloaf Parkway	

## 3-Mile Radius

77,713

1.2%

25,654

\$96,429

**129,589**

## 5-Mile Radius

215,211

1.2%

70,413

\$92,825

## 10-Mile Radius

675,578

1.4%

224,419

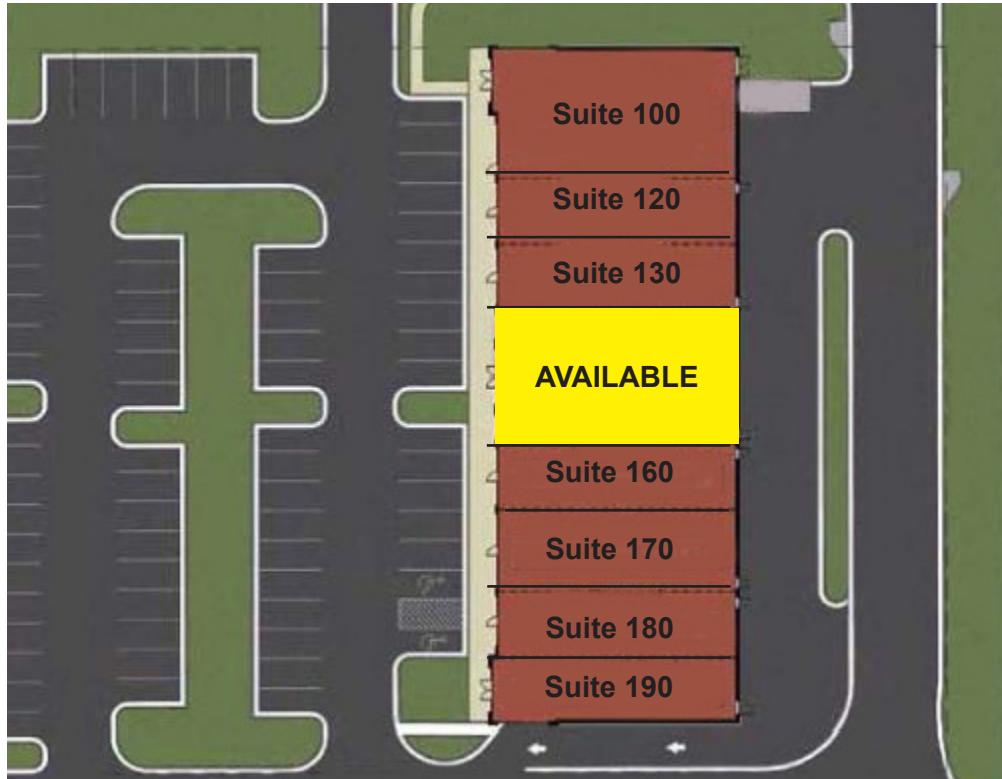
\$92,535

**FOR MORE INFORMATION, CONTACT:**

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770.594.1309 Office

**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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**HALE**  
 RETAIL GROUP