

FOR LEASE



CRIPPLE CREEK
INDUSTRIAL
SPACE

925 Cripple Creek Dr

LAWRENCEVILLE, GA



HARRISON PROPERTIES

PROPERTY SUMMARY



PROPERTY SUMMARY

Industrial warehouse space of 2,000 SQ FT available for lease. Convenient access to 124 and University Parkway and close proximity to historic downtown Lawrenceville. The space for lease includes a drive in door, a spacious office space and large warehouse workshop. The property has ample parking with frontage to Cripple Creek Drive.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available Unit:	Unit I
Available SF:	2,000 SF
Property Size:	22,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	418	1,473
Total Population	323	1,872	5,764
Average HH Income	\$103,300	\$103,163	\$108,066

CRIPPLE CREEK INDUSTRIAL SPACE

Lawrenceville, Georgia

INDUSTRIAL PROPERTY FOR LEASE



HARRISON PROPERTIES

PROPERTY EXTERIOR PHOTOS



CRIPPLE CREEK INDUSTRIAL SPACE

Lawrenceville, Georgia

INDUSTRIAL PROPERTY FOR LEASE

HARRISON PROPERTIES

VACANT SUITE PHOTOS



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Lawrenceville, Georgia

INDUSTRIAL PROPERTY FOR LEASE

HARRISON PROPERTIES

VACANT SUITE PHOTOS



CRIPPLE CREEK INDUSTRIAL SPACE

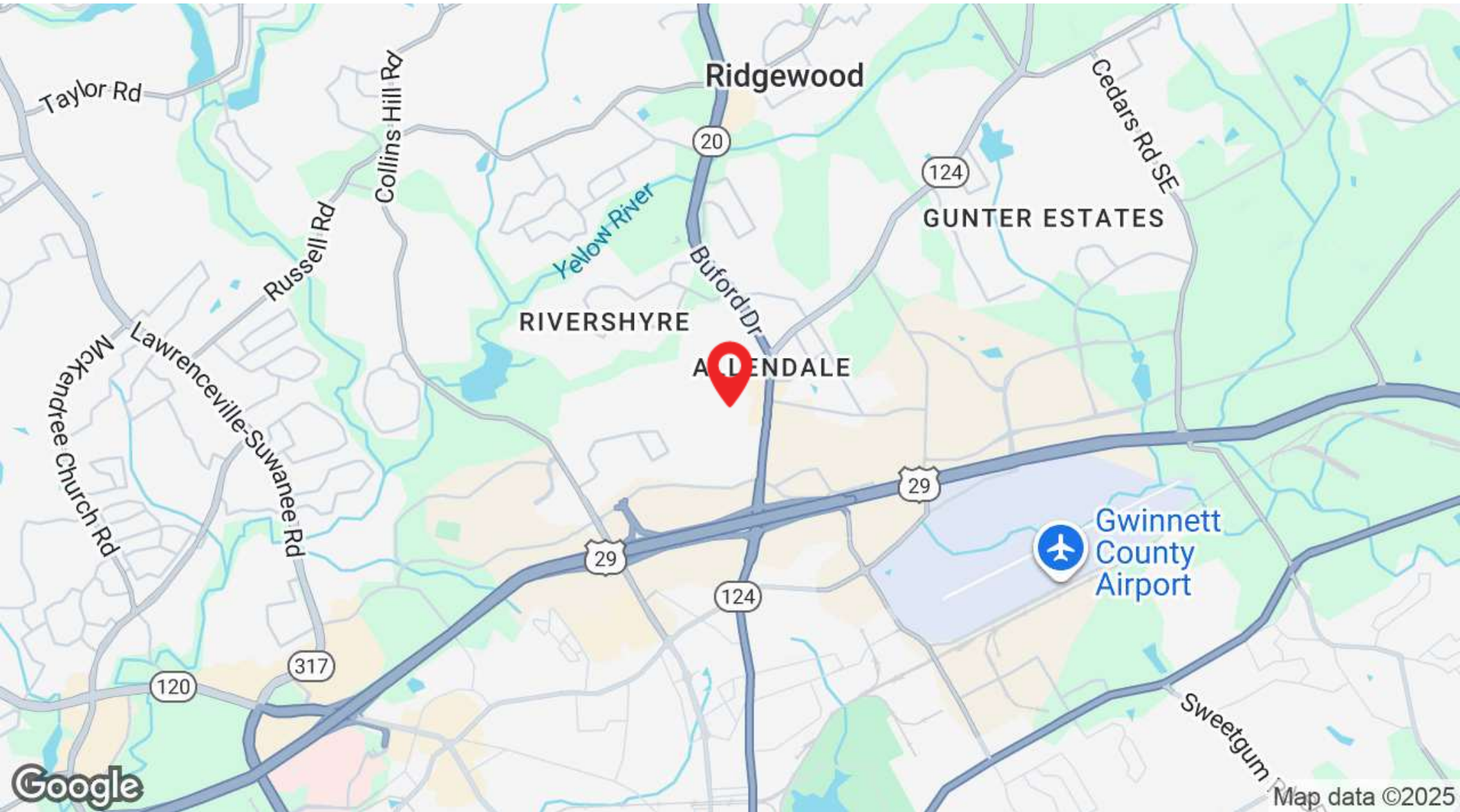
Lawrenceville, Georgia

INDUSTRIAL PROPERTY FOR LEASE



HARRISON PROPERTIES

LOCATION MAP

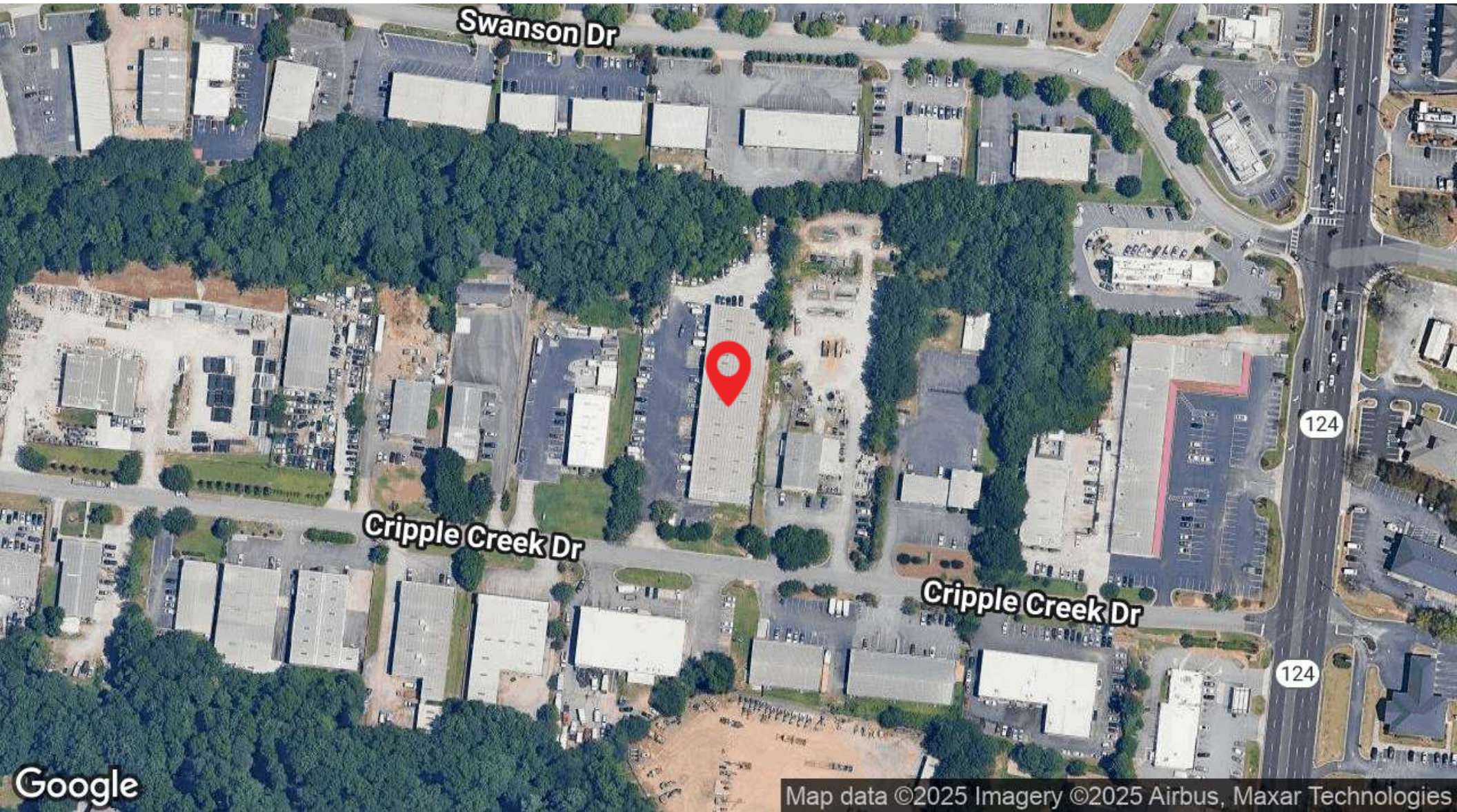


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HARRISON PROPERTIES
AERIAL MAP



CRIPPLE CREEK INDUSTRIAL SPACE

Lawrenceville, Georgia

INDUSTRIAL PROPERTY FOR LEASE

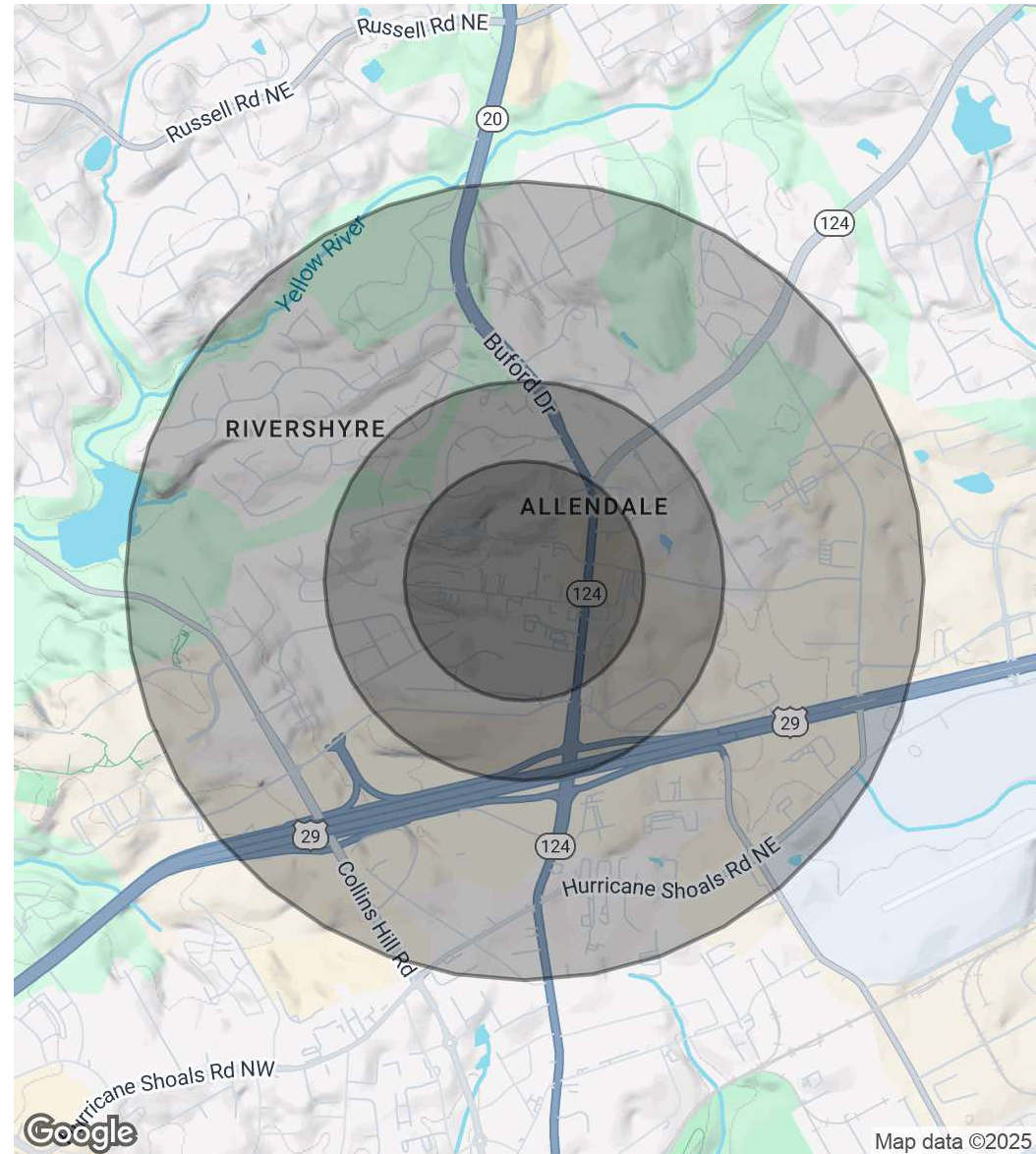


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	323	1,872	5,764
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	418	1,473
# of Persons per HH	4.1	4.5	3.9
Average HH Income	\$103,300	\$103,163	\$108,066
Average House Value	\$435,775	\$446,477	\$409,329

Demographics data derived from AlphaMap



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Lawrenceville, Georgia

INDUSTRIAL PROPERTY FOR LEASE

HARRISON PROPERTIES

ADVISOR BIO



JOHN HARRISON

President | Brokerage Division

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Direct: **404.384.3330** | Cell:

PROFESSIONAL BACKGROUND

John embarked on his undergraduate journey at Davidson College before completing his degree at Emory University. Recognized for his contributions, John earned the prestigious Phoenix Award from the Atlanta Board of Realtors. As a partner at CBH Properties, he has played a pivotal role across all aspects of real estate, including development, management, and ownership.

John's career trajectory began at Ackerman & Co. in the early 1980s, where he specialized in marketing office and mixed-use properties. Throughout his tenure, he has been associated with esteemed firms such as McWhirter Realty Corp, Roberts Commercial, and Bull Realty, consistently achieving top producer status. John has facilitated leases and investment sales totaling over \$200M.

John Harrison holds the position of President within the Harrison Properties Brokerage Division. With more than four decades immersed in commercial real estate, his expertise spans advisory, consulting, and transaction services. John's focus extends to asset recapitalization and value-add services, areas where he exhibits particular proficiency.

While John boasts extensive experience across various facets of real estate investment sales, his true forte lies in cultivating enduring relationships with esteemed clients. Renowned for his distinctive instinct and deep-seated knowledge, John infuses each transaction with a unique perspective. His discerning eye for off-market deals with inherent value-add potential sets him apart in the industry.

For 37 years, John has shared a joyful union with his wife Stephanie, and together they have raised two sons. John finds pleasure in various sports, such as tennis, golf, and soccer. Traveling the globe is a cherished pastime for both John and his wife, particularly their fondness for Atlanta's Serenbe community. Additionally, John nurtures a deep passion for politics and history, alongside his accomplishment as a skilled pianist.

Harrison Properties

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