



## City Limit of Tucker / 0.8 ± AC Land / Zoned C-1

**PREPARED BY:**

**Coldwell Banker Commercial**  
METRO BROKERS

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## FOR SALE

**4260 Lawrenceville Hwy,  
Tucker, GA 30084**

**CONFIDENTIALITY STATEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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## EXECUTIVE SUMMARY

### THE PROPERTY

4260 Lawrenceville Hwy  
Tucker, GA 30084

### PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Land / Office
<b>Land:</b>	0.80 ± AC
<b>Zoning</b>	C-1 (City of Tucker)
<b>Building:</b>	2,050 ± SF
<b>Number of Stories:</b>	2
<b>Year Built:</b>	1937

### PRICE

**Sale Price** \$1,200,000 USD

### INVESTMENT HIGHLIGHTS

- Zoned C-1 (City of Tucker)
- Site acreage: 0.80 ± AC
- Excellent frontage
- Highly visible commercial parcel
- Traffic Count: 23,057 ± vehicles per day on average
- A focal retail trade area near Downtown Tucker
- Across the street from Wal-Mart, Kroger, and HomeGoods anchored retail shopping center
- Starbucks 300 ± ft away, Five Guys 500 ± ft away, Chick-Fil-A 0.1 ± mile away from the parcel
- An approximately 2,050 ± SF structure (hair salon) located on the parcel
- The hair salon will vacate upon sale
- Frontage on Lawrenceville Highway
- Rectangular shape parcel



### MARKET HIGHLIGHTS

- An active retail trade area near downtown Tucker located 0.2 ± miles between two intersections: 1) Lavista Rd & Lawrenceville Hwy 2) Hugh Howell Rd & Lawrenceville Hwy

### LOCATION HIGHLIGHTS

- Located within the City Limit of Tucker
- 0.2 ± miles north of the intersection of Hugh Howell Rd and Lawrenceville Hwy
- 0.2 ± miles south of the intersection of Lavista Rd and Lawrenceville Hwy
- National retailers nearby:
  - ❖ Starbucks: 300 ± ft away
  - ❖ Five Guys: 500 ± ft away
  - ❖ Chick-Fil-A: 0.1 ± miles away
  - ❖ Longhorn: 0.2 ± miles away
  - ❖ Chipotle Mexican Grill: 0.2 ± miles
  - ❖ Dollar Tree: 230 ± ft away
  - ❖ Walgreen: 0.1 ± miles away
  - ❖ Applebee's: 0.2 ± miles away
  - ❖ Walmart: 0.3 ± miles away
  - ❖ GameStop: 0.2 ± miles away
  - ❖ Kroger: 0.2 ± miles away
  - ❖ HomeGoods: 0.1 ± miles away
  - ❖ Staples: 0.2 ± miles away
- Only 2.5 ± miles to I-285 / Lavista Road Tucker Exit
- 0.5 ± miles to downtown Tucker area



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**AERIALS & TAX PARCEL MAP**

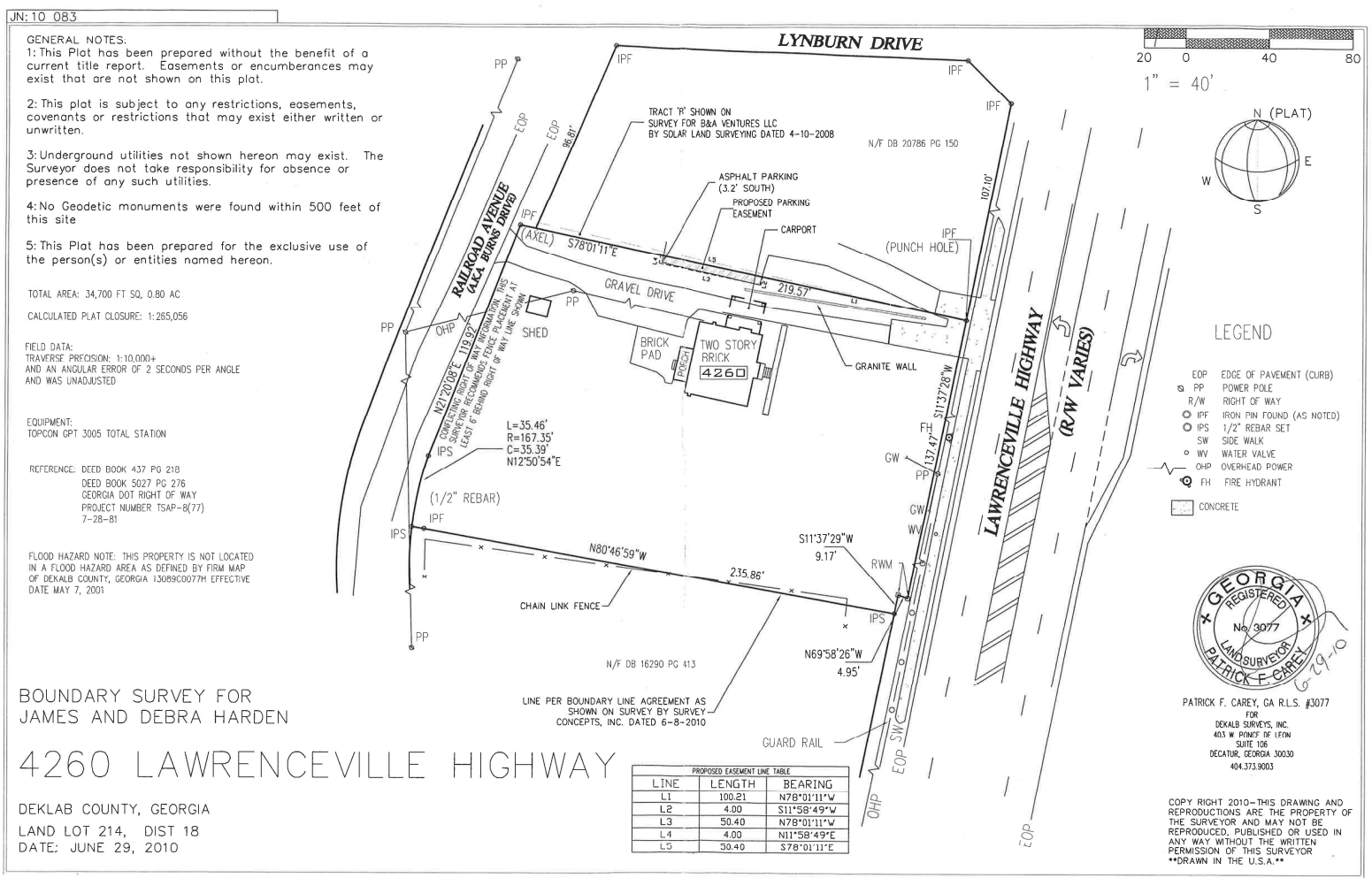


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



**SURVEY**



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. It is your responsibility to independently confirm its accuracy and completeness of all information.

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**PROPERTY PHOTOS**



City Limit of Tucker | 0.8 ± AC | Zoned C-1

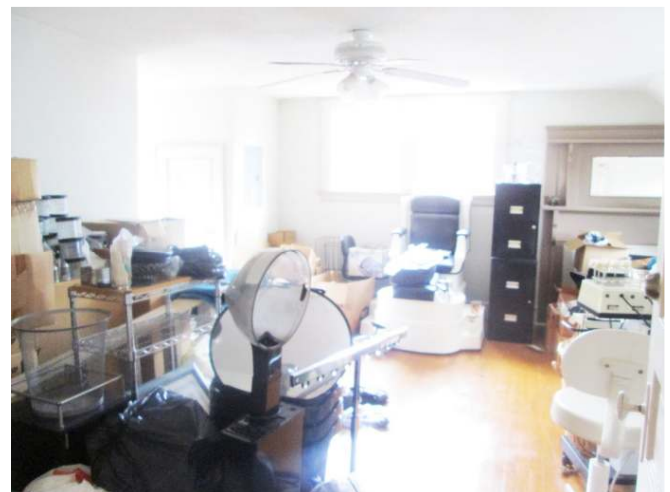
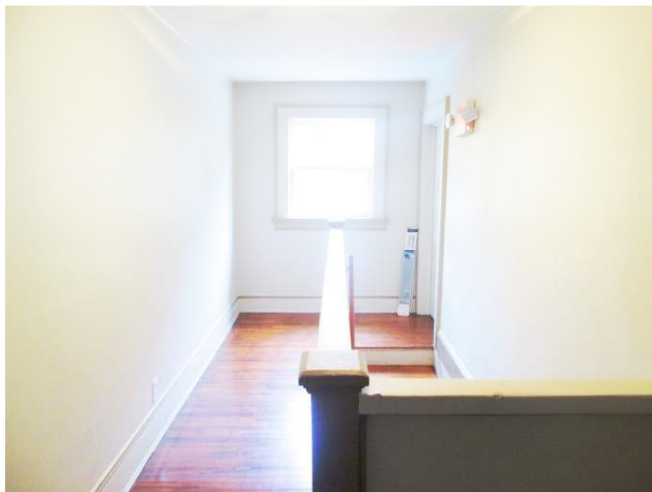
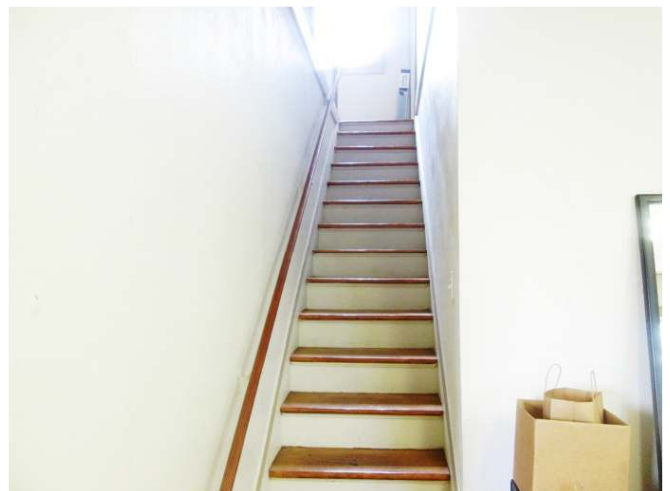
**PROPERTY PHOTOS**



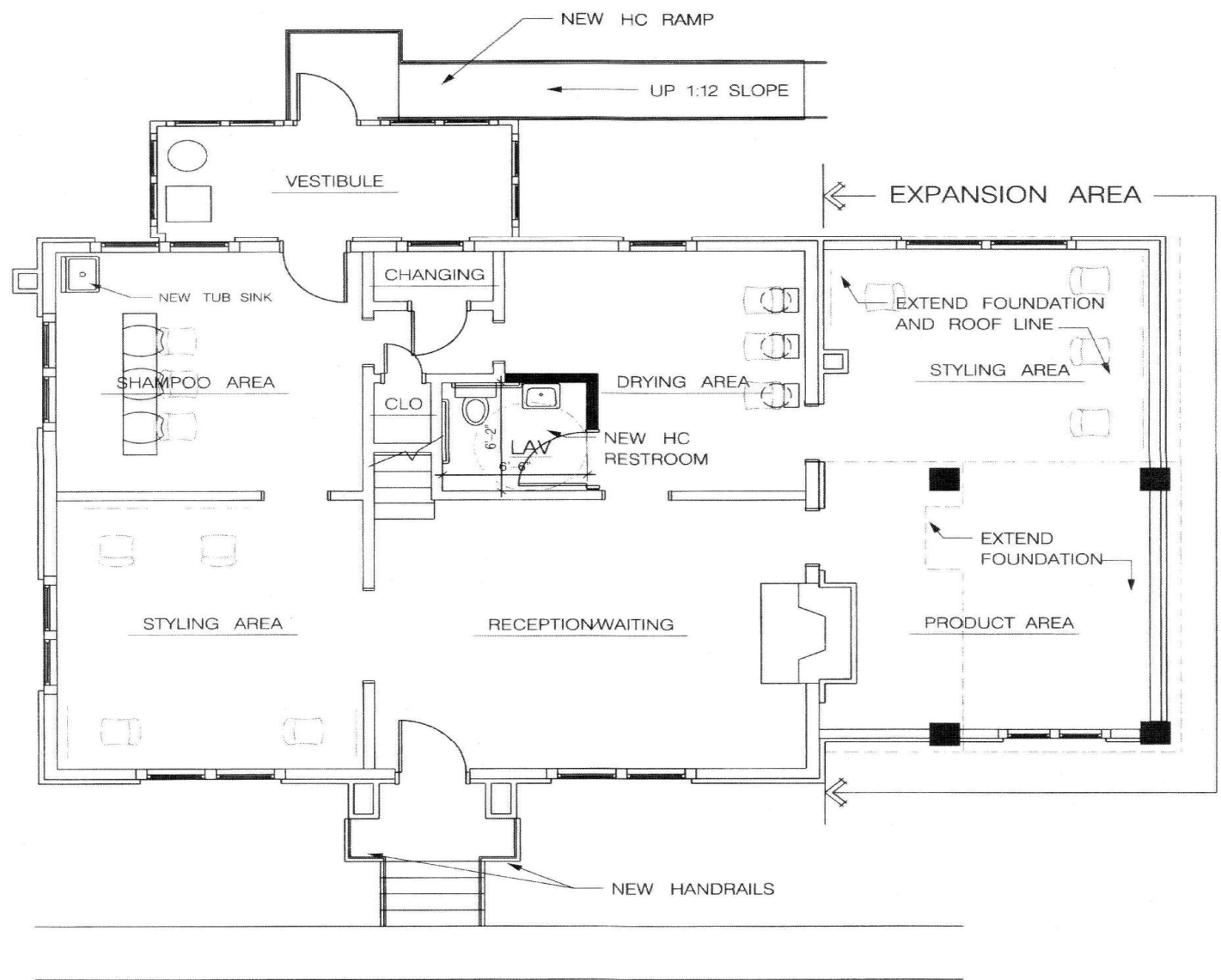


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**PROPERTY PHOTOS**



**FLOOR PLAN - FIRST FLOOR**



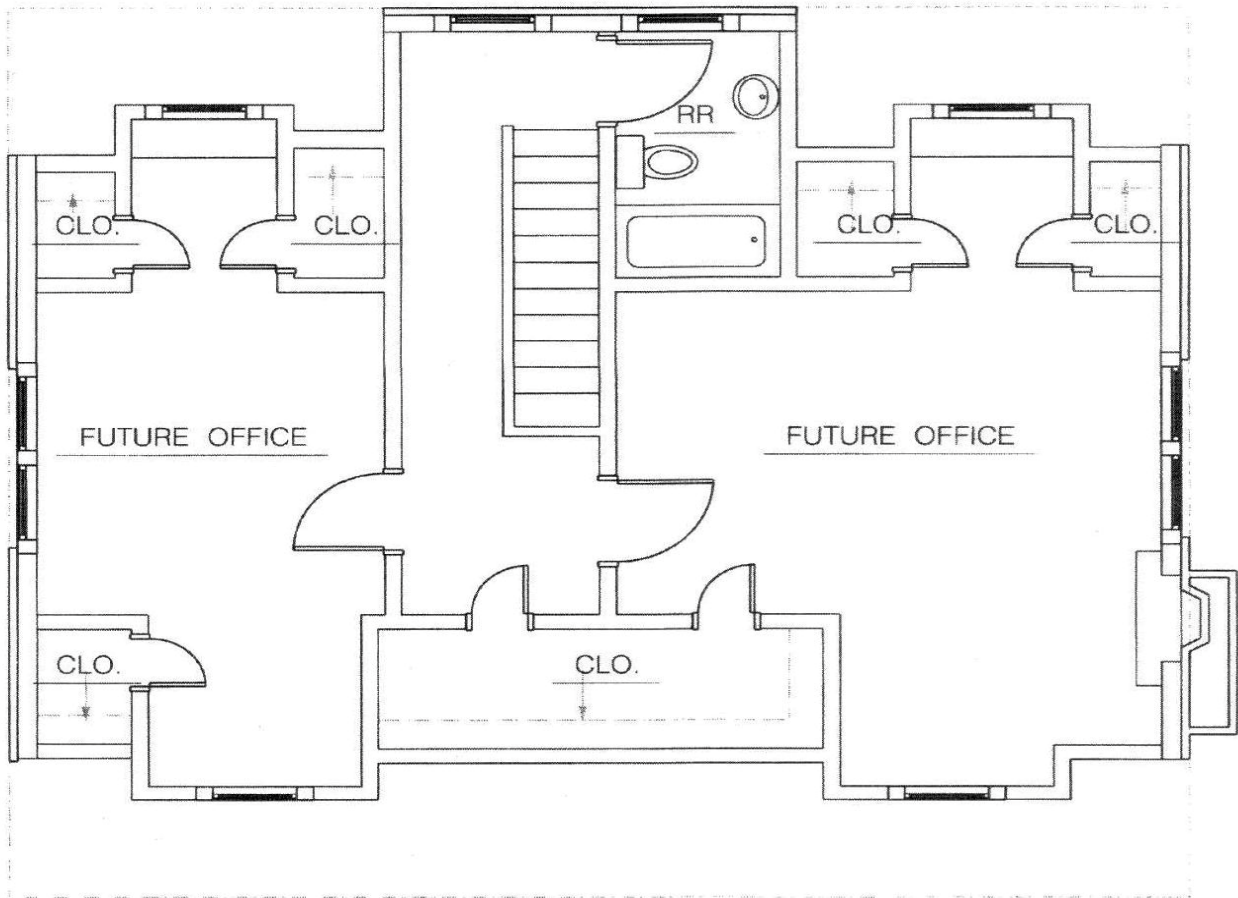
**ARCHITECTURAL PLAN MAIN FLOOR**

$1/4" = 1'-0"$

The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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**FLOOR PLAN - SECOND FLOOR**

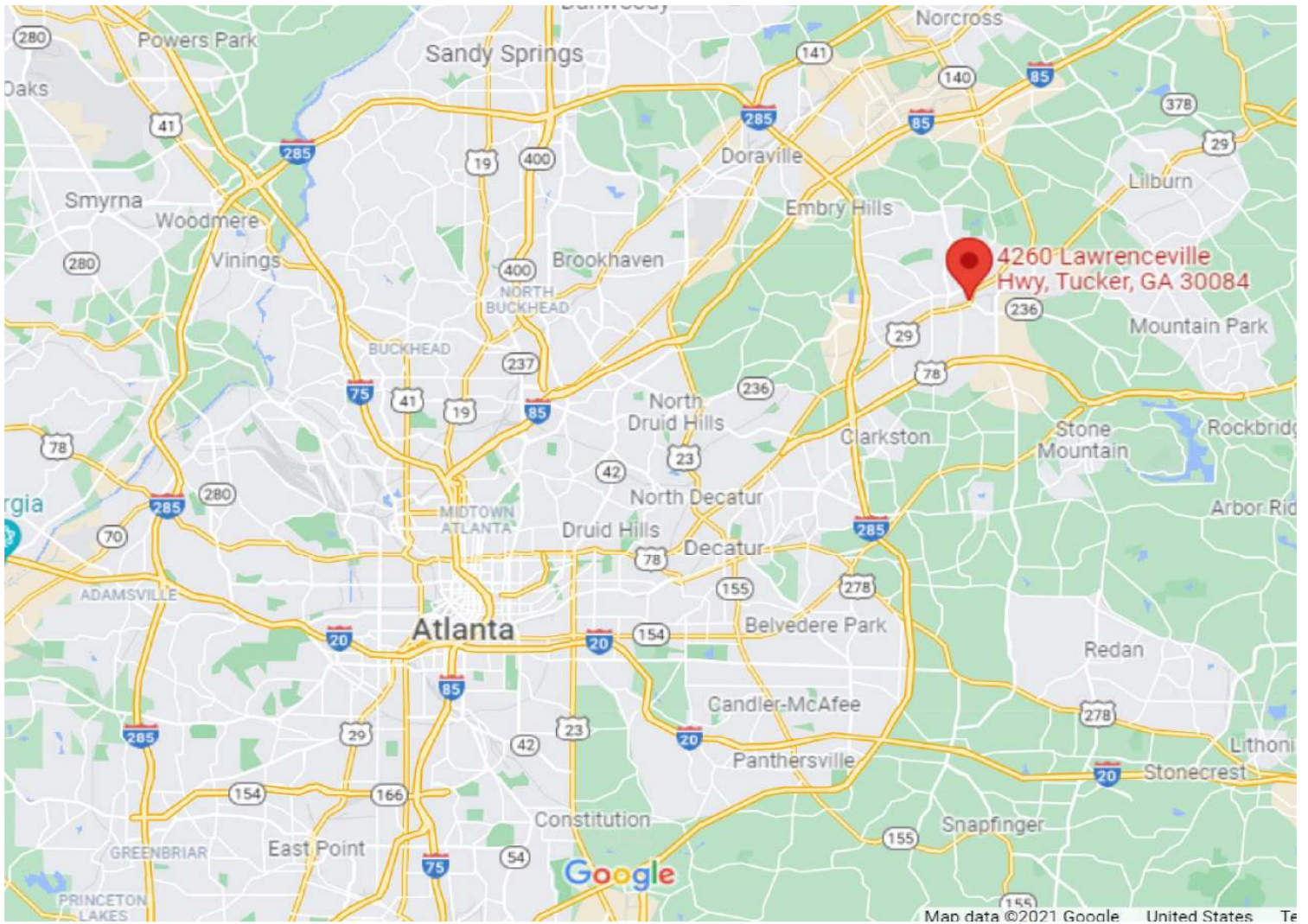


**UPPER LEVEL (N.I.C.)**

$$\frac{1}{4}'' = 1'-0''$$

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MAP

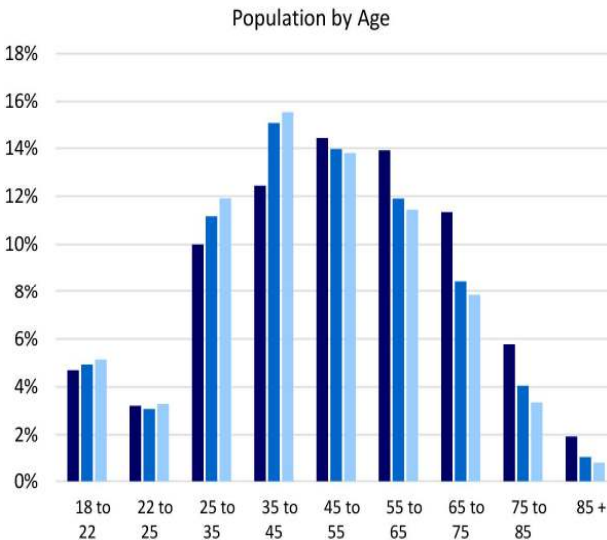
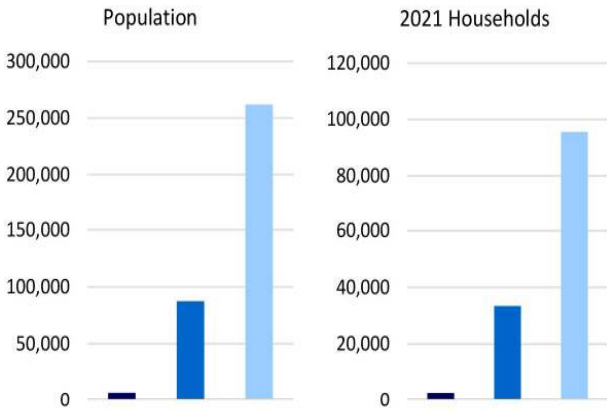


**DEMOGRAPHICS**
**Demographics around 4260 Lawrenceville Hwy**

**Consumer Profile Report**

STI: PopStats, 2021 Q2

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2021 Population	6,690	---	87,188	---	261,879	---
2026 Projected Population	6,678	---	88,876	---	269,768	---
Pop Growth (%)	-0.2%	---	1.9%	---	3.0%	---
2021 Households	2,637	---	33,414	---	95,576	---
2026 Projected Households	2,633	---	34,039	---	98,478	---
HH Growth (%)	-0.2%	---	1.9%	---	3.0%	---
<b>Census Year</b>						
2000 Population	6,070	---	78,196	---	238,398	---
2010 Population	6,426	---	82,927	---	242,272	---
Pop Growth (%)	5.9%	---	6.1%	---	1.6%	---
2000 Households	2,348	---	30,381	---	87,938	---
2010 Households	2,530	---	31,684	---	88,059	---
HH Growth (%)	7.8%	---	4.3%	---	0.1%	---
<b>Total Population by Age</b>						
Average Age (2021)	41.4		37.6		36.6	
<b>Children (2021)</b>						
0 - 4 Years	384		6,035		18,669	
5 - 9 Years	438		7,019		21,273	
10-13 Years	340		4,822		14,820	
14-17 Years	328		5,095		15,719	
<b>Adults (2021)</b>						
18 to 22	314	4.7%	4,295	4.9%	13,463	5.1%
22 to 25	215	3.2%	2,677	3.1%	8,595	3.3%
25 to 35	669	10.0%	9,739	11.2%	31,190	11.9%
35 to 45	832	12.4%	13,118	15.0%	40,558	15.5%
45 to 55	965	14.4%	12,171	14.0%	36,137	13.8%
55 to 65	930	13.9%	10,380	11.9%	29,957	11.4%
65 to 75	759	11.3%	7,384	8.5%	20,534	7.8%
75 to 85	387	5.8%	3,524	4.0%	8,779	3.4%
85 +	129	1.9%	930	1.1%	2,184	0.8%



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DEMOGRAPHICS

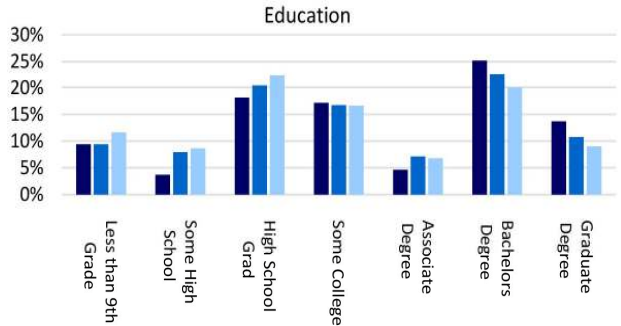
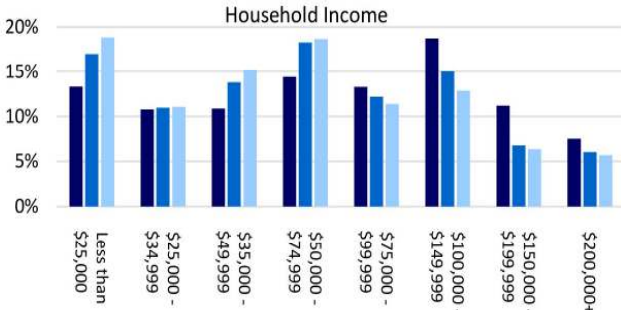
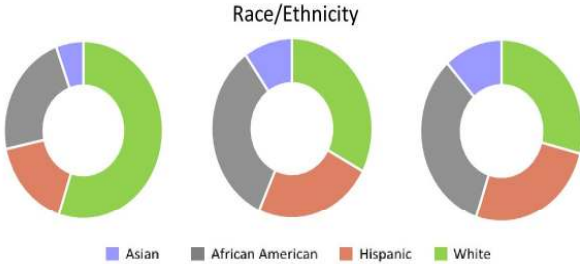
Demographics around 4260 Lawrenceville Hwy



Consumer Profile Report

STI: PopStats, 2021 Q2

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2021)</b>						
White, Non-Hispanic	3,575	53.4%	27,895	32.0%	73,846	28.2%
Hispanic	1,079	16.1%	20,312	23.3%	66,519	25.4%
African American	1,479	22.1%	28,442	32.6%	84,679	32.3%
Asian	363	5.4%	8,330	9.6%	29,719	11.3%
<b>Language at Home (2021)</b>						
Spanish	6,306		81,154		243,209	
Spanish	733	11.6%	17,100	21.1%	54,930	22.6%
Asian Language	152	2.4%	4,601	5.7%	17,249	7.1%
<b>Ancestry (2021)</b>						
American Indian (ancestry)	13	0.2%	145	0.2%	529	0.2%
Hawaiian (ancestry)	7	0.1%	54	0.1%	152	0.1%
<b>Household Income (2021)</b>						
<b>Per Capita Income</b>	\$36,465	---	\$31,240	---	\$28,593	---
<b>Average HH Income</b>	\$92,498	---	\$81,514	---	\$78,344	---
<b>Median HH Income</b>	\$76,276	---	\$59,961	---	\$55,788	---
Less than \$25,000	351	13.3%	5,675	17.0%	18,010	18.8%
\$25,000 - \$34,999	284	10.8%	3,663	11.0%	10,552	11.0%
\$35,000 - \$49,999	286	10.9%	4,610	13.8%	14,509	15.2%
\$50,000 - \$74,999	379	14.4%	6,108	18.3%	17,858	18.7%
\$75,000 - \$99,999	350	13.3%	4,067	12.2%	10,862	11.4%
\$100,000 - \$149,999	494	18.7%	5,012	15.0%	12,295	12.9%
\$150,000 - \$199,999	295	11.2%	2,263	6.8%	6,068	6.3%
\$200,000+	198	7.5%	2,016	6.0%	5,421	5.7%
<b>Education (2021)</b>						
Less than 9th Grade	439	9.4%	5,378	9.4%	19,638	11.6%
Some High School	173	3.7%	4,545	7.9%	14,598	8.6%
High School Grad	846	18.1%	11,681	20.4%	37,982	22.4%
Some College	800	17.1%	9,550	16.7%	28,141	16.6%
Associate Degree	216	4.6%	4,088	7.1%	11,561	6.8%
Bachelors Degree	1,177	25.2%	12,979	22.7%	33,908	20.0%
Graduate Degree	639	13.7%	6,154	10.7%	15,317	9.0%



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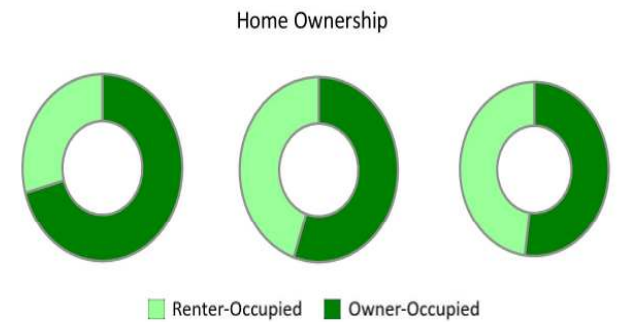
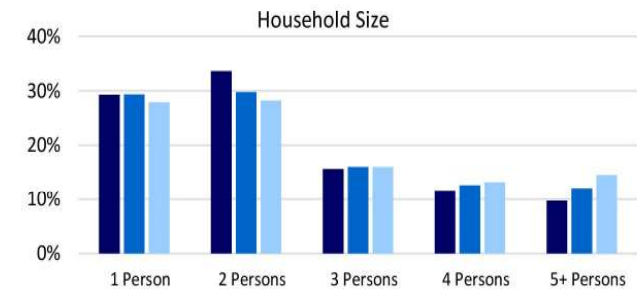
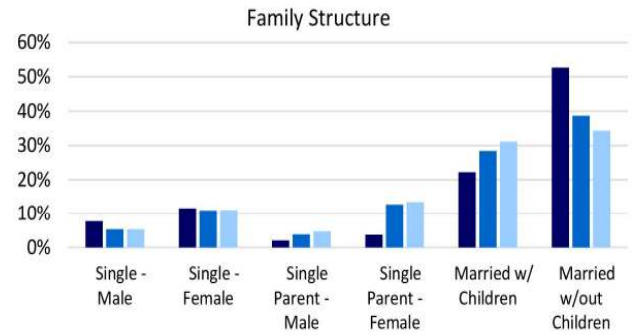
Demographics around 4260 Lawrenceville Hwy



Consumer Profile Report

STI: PopStats, 2021 Q2

	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2021)</b>						
Single - Male	129	7.7%	1,132	5.4%	3,287	5.3%
Single - Female	195	11.6%	2,326	11.0%	6,800	11.0%
Single Parent - Male	35	2.1%	814	3.8%	2,915	4.7%
Single Parent - Female	62	3.7%	2,691	12.7%	8,294	13.5%
Married w/ Children	374	22.2%	6,010	28.4%	19,177	31.1%
Married w/out Children	885	52.7%	8,168	38.6%	21,147	34.3%
<b>Household Size (2021)</b>						
1 Person	773	29.3%	9,810	29.4%	26,670	27.9%
2 Persons	887	33.6%	9,956	29.8%	26,974	28.2%
3 Persons	413	15.7%	5,366	16.1%	15,359	16.1%
4 Persons	308	11.7%	4,235	12.7%	12,649	13.2%
5+ Persons	256	9.7%	4,048	12.1%	13,924	14.6%
<b>Home Ownership (2021)</b>						
Owners	1,866	70.7%	18,418	55.1%	49,746	52.0%
Renters	772	29.3%	14,997	44.9%	45,830	48.0%
<b>Components of Change (2021)</b>						
Births	63	0.9%	909	1.0%	2,839	1.1%
Deaths	65	1.0%	682	0.8%	1,847	0.7%
Migration	-80	-1.2%	153	0.2%	2,501	1.0%
<b>Unemployment Rate (2021)</b>		3.8%		3.5%		3.7%
<b>Employment, Pop 16+ (2021)</b>						
Armed Services	0	0.0%	7	0.0%	130	0.1%
Civilian	3,516	65.3%	47,546	71.2%	140,020	70.3%
Employed	3,388	62.9%	45,885	68.7%	134,842	67.7%
Unemployed	128	2.4%	1,661	2.5%	5,178	2.6%
Not in Labor Force	1,866	34.7%	19,200	28.8%	59,229	29.7%
<b>Businesses</b>						
Establishments	425	---	2,536	---	7,375	---
Employees (FTEs)	8,435	---	44,684	---	118,148	---



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## CONTACT INFORMATION

For more information, please contact:

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