

BRAND Real Estate Services

BIRCH HOUSE

1165 BALLPARK LANE, LAWRENCEVILLE, GA 30043

Project Overview

1165 Ballpark Lane, Lawrenceville, GA 30043

3,950 SF

Retail & Restaurant Space

307

Luxury Multi-Family Units

1

Outparcel Available

17.5-acre mixed use development under construction within the thriving Buford Drive corridor of Gwinnett County

The multi-family units and the 3,950 SF of retail will be delivered between Q2 2026 – Q1 2027

The development is situated in between Northside Hospital's new 100,000 SF Buford facility which opened in Q2 2024 and Coolray Field – home of the Gwinnett Stripers (AAA affiliate of the Atlanta Braves)

Buford Drive carries over 45,000 cars per day



Demographics

1165 Ballpark Lane, Lawrenceville, GA 30043

	1 MILE	3 MILES	5 MILES
Population	10,131	60,535	172,069
Daytime Employment	6,293	52,204	163,571
HH Income	\$112,080	\$132,642	\$135,404

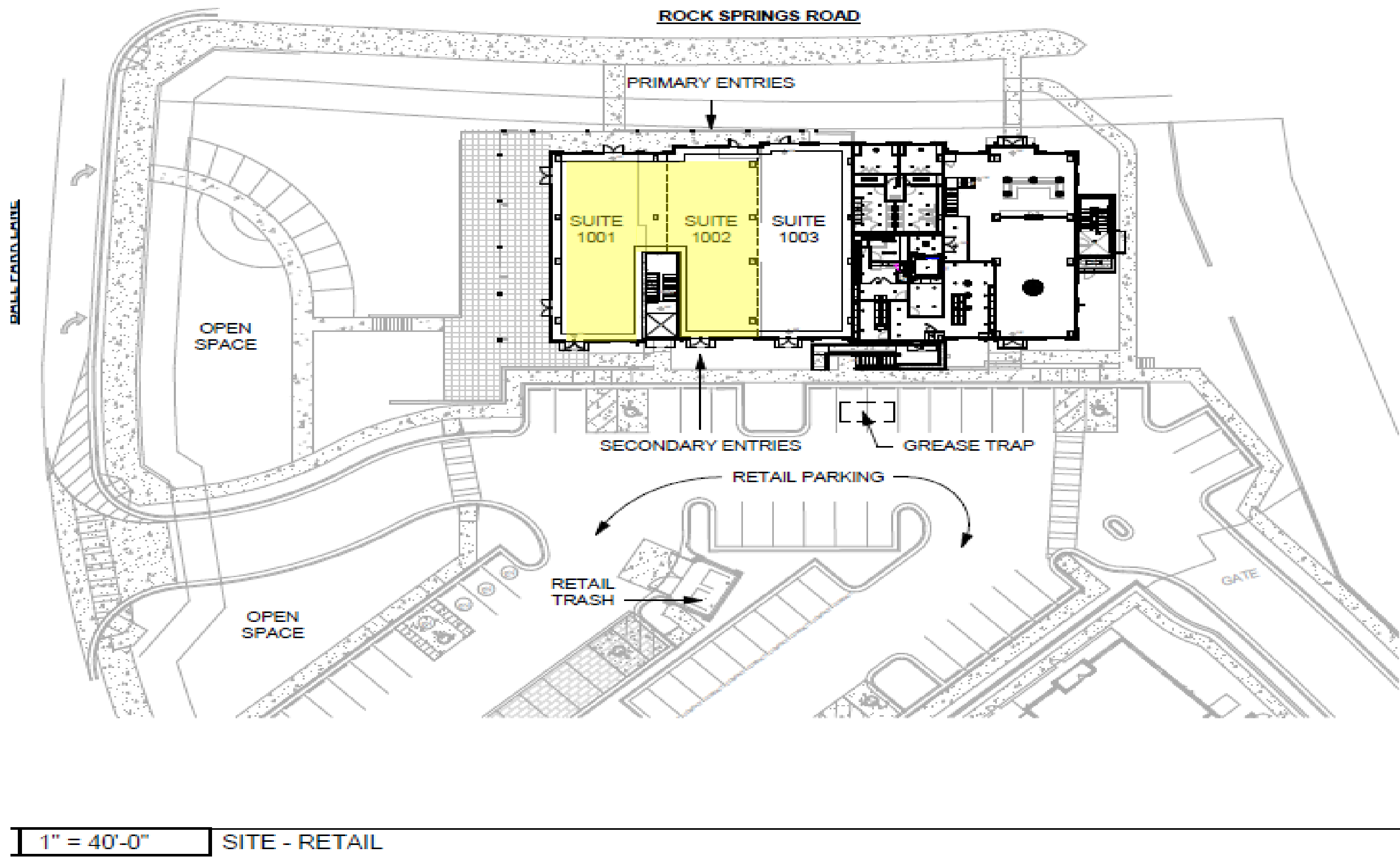




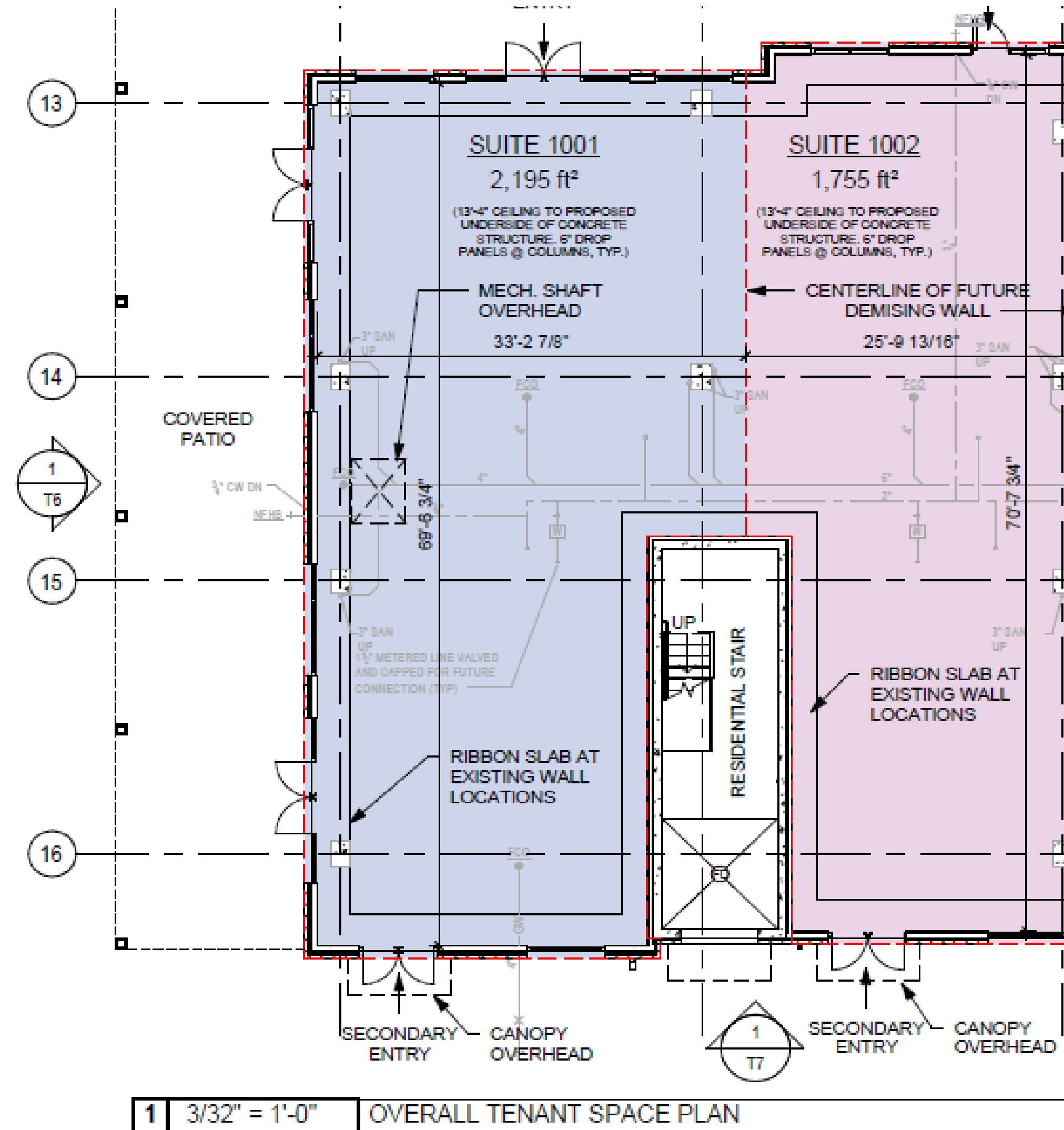
Site Plan

1165 Ballpark Lane, Lawrenceville, GA 30043

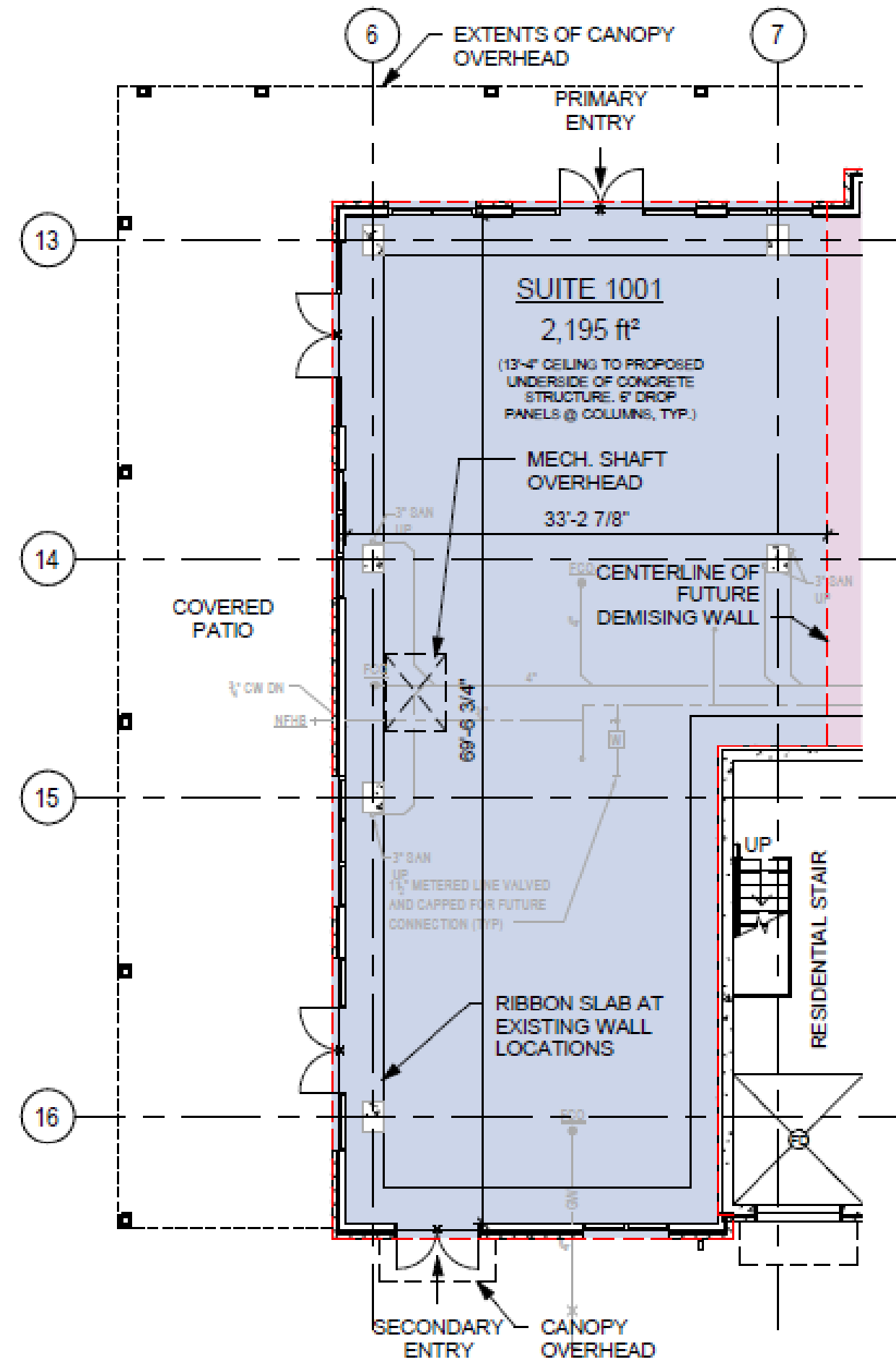
RETAIL PLAN



OVERALL TENANT SPACE

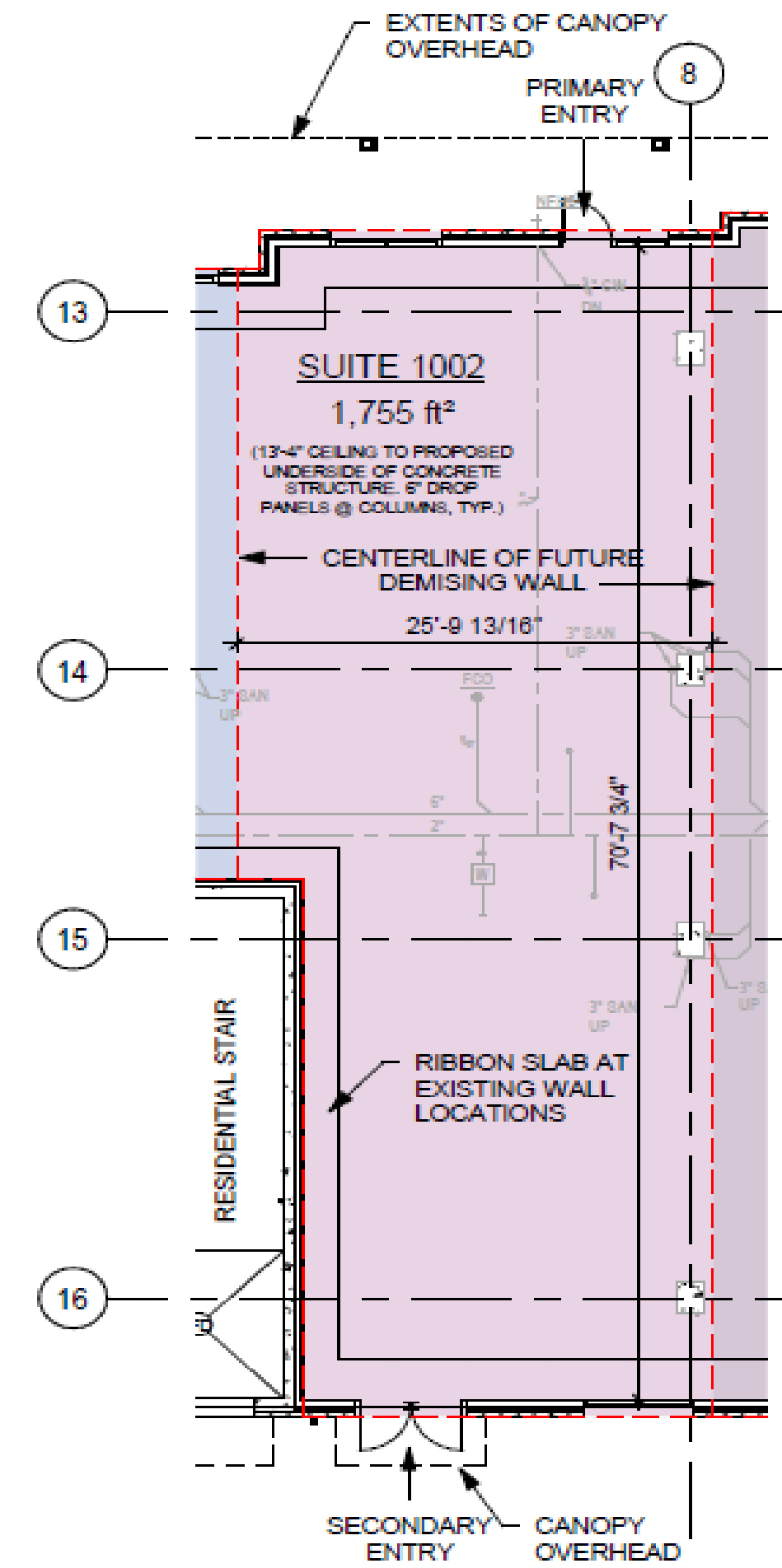


SUITE 1001 PLAN



1 3/32" = 1'-0" SUITE 1001 PLAN

SUITE 1002 PLAN



1 3/32" = 1'-0" SUITE 1002 PLAN



1 3/32" = 1'-0" BLDG A - NORTH ELEVATION - RETAIL



1 3/32" = 1'-0" BLDG A - WEST ELEVATION - RETAIL

BLDG A | SOUTH ELEVATION | RETAIL



1 3/32" = 1'-0" BLDG A - SOUTH ELEVATION - RETAIL

Contact

Walt Davis

Retail Partner

wdavis@BrandProperties.com

770.497.6465 – Direct

214.536.1704 – Mobile

Lisa Graham

Vice President, Leasing

lgraham@BrandProperties.com

770.497.6488 – Direct

678.469.4504 – Mobile