

±5,700 SF Office FOR SALE OR LEASE

313 Swanson Drive
Lawrenceville, GA 30043



PROPERTY OVERVIEW

313 Swanson Drive is a solid, all-brick, **±5,700 SF office property** located in the Swanson Business Park near the intersection of Hwy 316 and Buford Drive (Hwy 20) in Lawrenceville **available for sale or lease**. The current tenant, Healthcare Professional Services Inc., has occupied the building since its construction in 2003. Property includes **25+ parking spaces, monument signage** and a **LM (Light Industrial) zoning** allowing for a variety of uses.

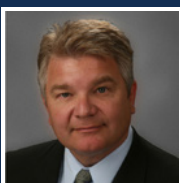
Swanson Business Park has enjoyed a history of high occupancy due to its strategic location and **excellent demographics**, with average HH income well above \$100,000 within one mile and above \$100,000 within five miles radius.

±5,700 SF \$950,000
Available Space Sale Price

\$16/SF NNN Immediate
Lease Rate Availability

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



DARRELL CHAPMAN
Partner, Bull Realty
Commercial Real Estate Advisor
404-876-1640 x114
Darrell@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

±5,700 SF Office FOR SALE OR LEASE

313 Swanson Drive, Lawrenceville, GA 30043



Front of Building



Rear of Building



Side of Building



Side Entrance

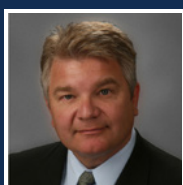


Parking Lot



Monument Signage

CONTACT



DARRELL CHAPMAN
Partner, Bull Realty
Commercial Real Estate Advisor
404-876-1640 x114
Darrell@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

±5,700 SF Office FOR SALE OR LEASE

313 Swanson Drive, Lawrenceville, GA 30043



Office



Breakroom



Entry/Lobby



Conference Room



Hallway



Cubicles & Office Space

CONTACT



DARRELL CHAPMAN
Partner, Bull Realty
Commercial Real Estate Advisor
404-876-1640 x114
Darrell@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

±5,700 SF Office

FOR SALE OR LEASE

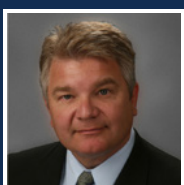
313 Swanson Drive, Lawrenceville, GA 30043



Floor Plan



CONTACT



DARRELL CHAPMAN
Partner, Bull Realty
Commercial Real Estate Advisor
404-876-1640 x114
Darrell@BullRealty.com

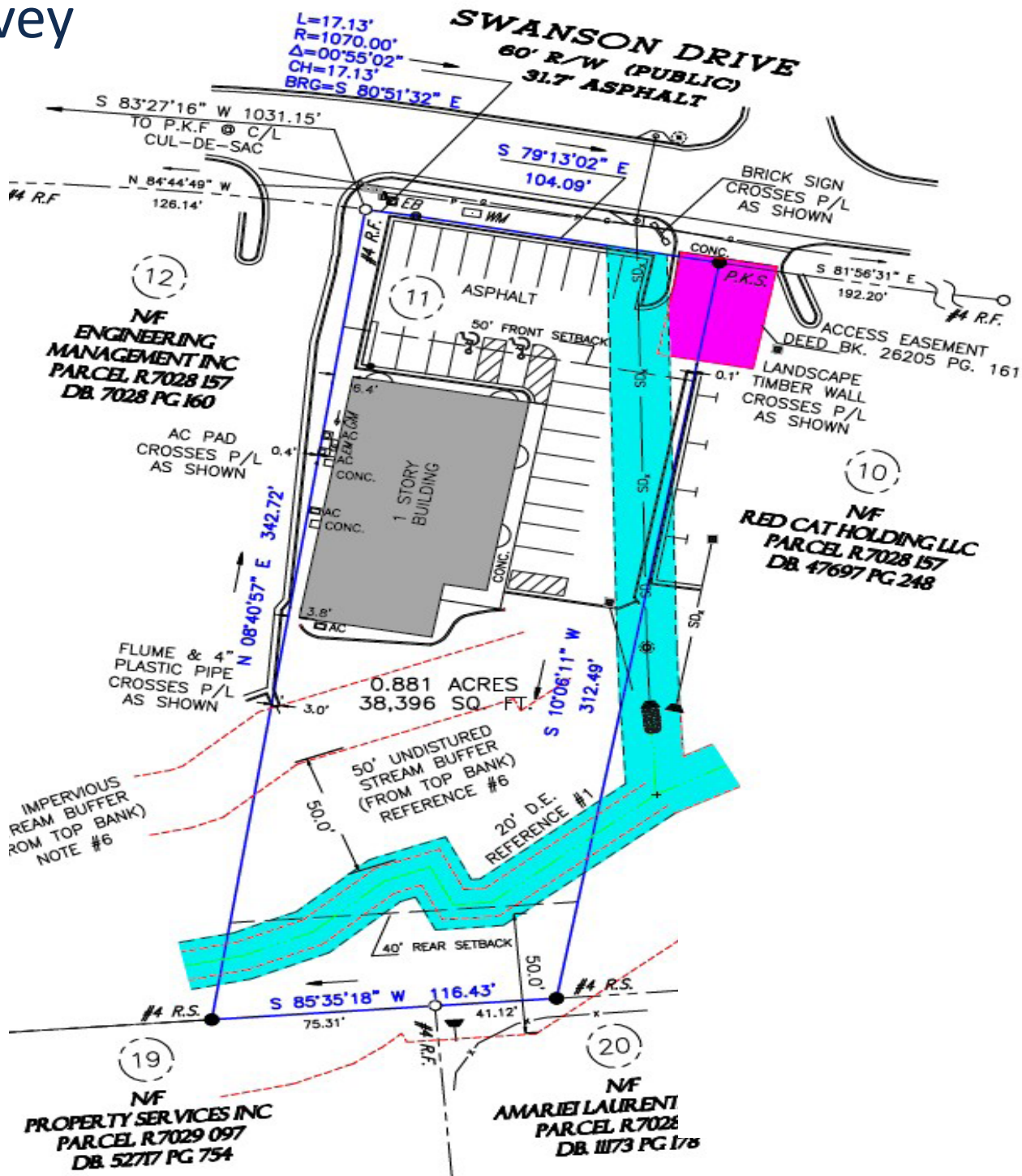
BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

±5,700 SF Office FOR SALE OR LEASE

313 Swanson Drive, Lawrenceville, GA 30043



Survey



CONTACT

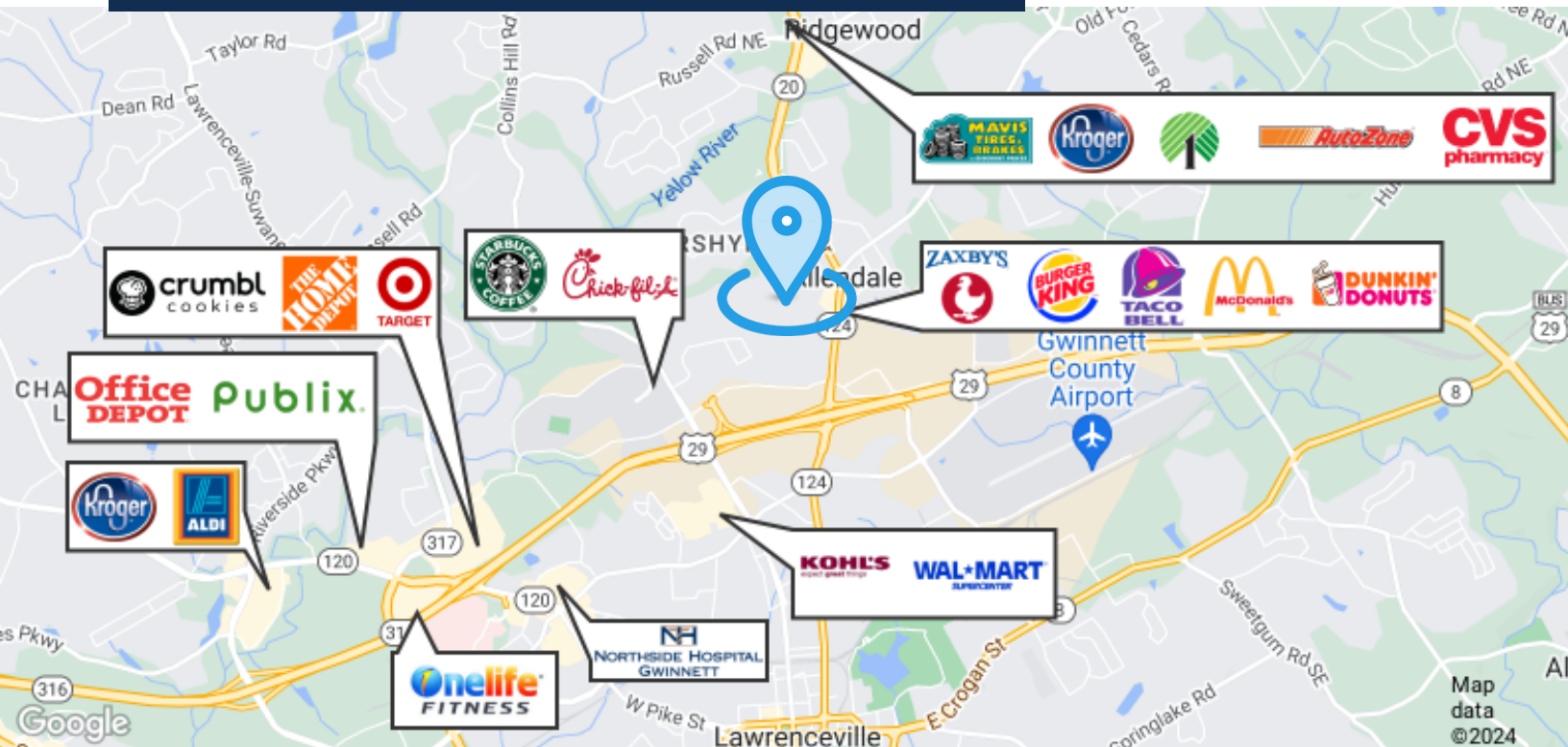


DARRELL CHAPMAN
 Partner, Bull Realty
 Commercial Real Estate Advisor
 404-876-1640 x114
 Darrell@BullRealty.com




BULL REALTY, INC.
 50 Glenlake Parkway, Suite 600
 Atlanta, GA 30308
 BullRealty.com

±5,700 SF Office FOR SALE OR LEASE

313 Swanson Drive, Lawrenceville, GA 30043



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	4,999	65,431	192,172
 Households	1,134	21,378	63,415
 Avg. Household Income	\$128,597	\$109,983	\$113,272

Source: 2024 ESRI

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



DARRELL CHAPMAN
Partner, Bull Realty
Commercial Real Estate Advisor
404-876-1640 x114
Darrell@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com