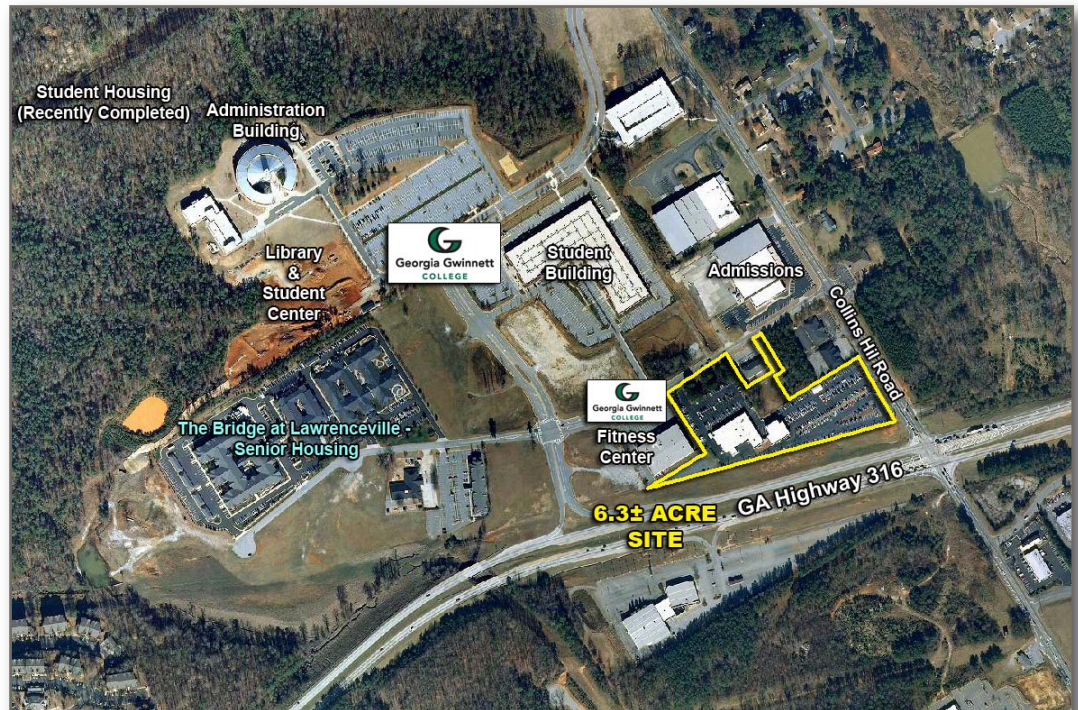


FOR SALE

6.3± Acres

850 Collins Hill Road - at GA Highway 316
Lawrenceville, GA 30043



For more information,
please contact:

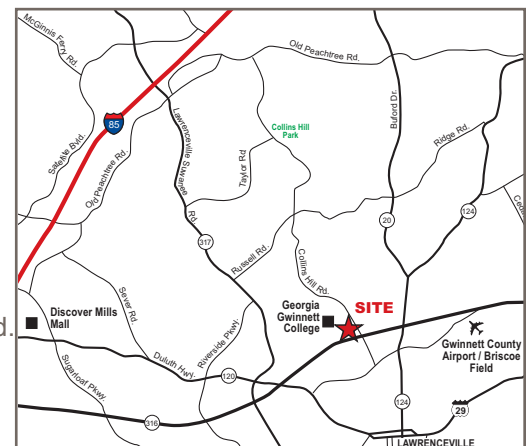
Dan Buyers
770.596.2629
tdb@mcwrealty.com

**McWhirter Realty
Partners**
4045 Orchard Road
Building 400
Smyrna, GA 30080
770.955.2000

www.mcwrealty.com

FEATURES

- 6.32± Acres - Current home of Colonial GMC Automobile Dealership - to be relocated.
- Adjacent to Georgia Gwinnett College - fastest growing college in the southeastern United States:
 - 8,000+ students
 - 400+ faculty
- 74,780 vpd on Hwy 316 west of Collins Hill Rd.
- Zoned BG (Business General) and LM (Light Manufacturing) - City of Lawrenceville
- Inquire for Pricing



Demographics:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
2011 Est. Population	71,144	175,705	561,910
Growth 1990 - 2000	101.71%	109.44%	92.54%
2011 Est. Average HHI	\$74,203	\$77,134	\$79,651

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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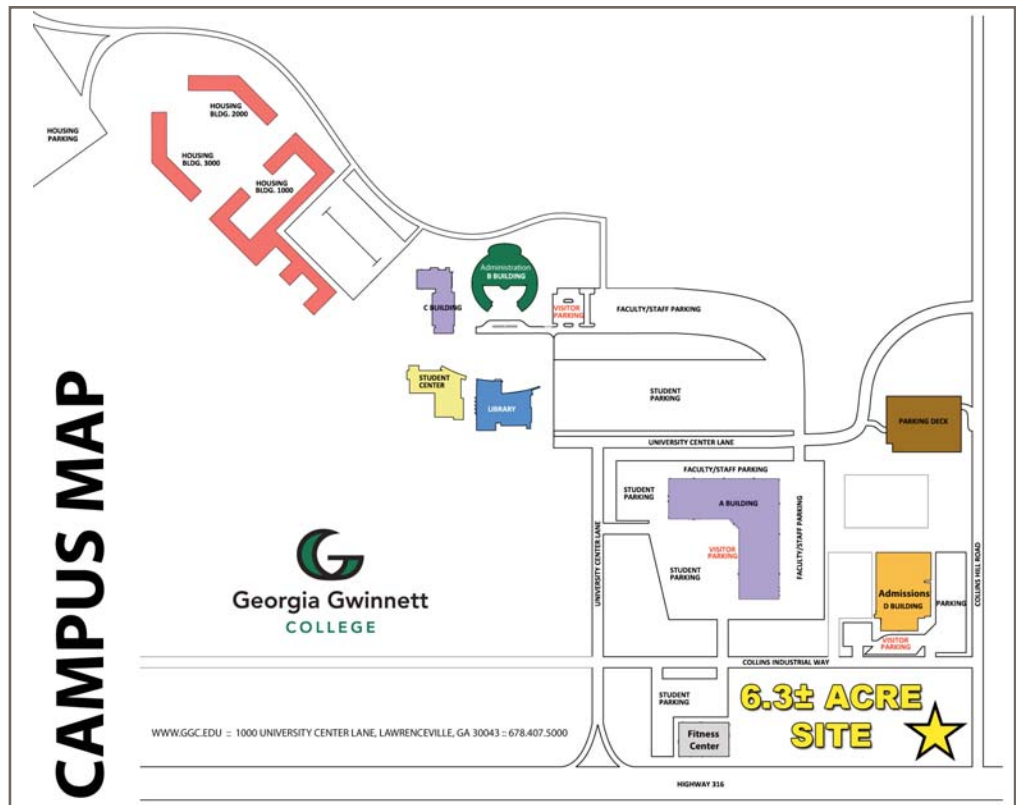


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CAMPUS MAP

**Georgia Gwinnett
 COLLEGE**

WWW.GGC.EDU • 1000 UNIVERSITY CENTER LANE, LAWRENCEVILLE, GA 30043 • 678.407.5000

**6.3± ACRE
 SITE** ★



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