

FOR LEASE

FORMER SONIC

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



299 GRAYSON HIGHWAY | LAWRENCEVILLE, GA 30045

PROPERTY HIGHLIGHTS



±1,621 SF | 0.8 AC

BUILDING SIZE | LOT SIZE



**LESS THAN 1.5 MILES SOUTH OF
THRIVING DOWNTOWN LAWRENCEVILLE**

LOCATION DETAILS



**KROGER, LA FITNESS, CVS, WALGREENS,
DOLLAR GENERAL, BIG LOTS & MORE**

PROMINENT NEARBY RETAILERS



\$773.8M (3-MILE RADIUS)

AVG ANNUAL CONSUMER SPENDING



POINT OF BEGINNING
 Point the westerly right of way line of
 South Clayton Street located a distance
 of 520.12 feet as measured along said
 right of way from Phillips Street
 Found X-Cut in Concrete

Owner: 288 Grayson Highway LLC
 Parcel #R5142003

Grayson Highway
 (U.S. Highway 20)
 Public Right of Way - North Side
 Actual Right-of-Way

Portion of Land Lot 147
 of the 5th District
 Gwinnett County
 Owner: RLGH Holdings, LLC
 Parcel #R5142001
34,754 Square Feet
0.798 Acres

Owner: AOK Parish Real Estate Trust
 Parcel #R5142005

Owner: AOK Parish Real Estate Trust
 Parcel #R5142007

Owner: AOK Parish Real Estate Trust
 Parcel #R5141119

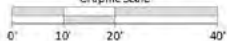
1 Story Wood Building
 102± square feet
 Dumpster with
 6' Wood Fence

1 Story Brick Building
 1,501± square feet
 Building Height = 15.2±

140.0± feet
 Intersection of
 Anderson Drive
 (Table A Item #4)



1 inch = 20 feet
 Graphic Scale



DOWNTOWN LAWRENCEVILLE



LAWRENCEVILLE HWY ± 18,300 VPD

school of the arts

CENTRAL GWINNETT HIGH SCHOOL

NASH ST

LAWRENCEVILLE ELEMENTARY

GWINNETT DR

CONSTITUTION BLVD

S PERRY ST

S CLAYTON ST

SCENIC HWY

± 31,100 VPD

NEW HOPE RD

SCENIC HWY ± 23,100 VPD

GRAYSON HWY ± 31,100 VPD



SUBJECT PROPERTY

LAWRENCEVILLE TOWN CENTER



AREA OVERVIEW

CONNECTIVITY TO AN ABUNDANCE OF DEMAND DRIVERS

Lawrenceville | GEORGIA

Lawrenceville, GA, is a thriving suburban city located in Gwinnett County, Georgia. As one of the oldest cities in the state, Lawrenceville has managed to retain its historic charm while embracing modern development and growth. The city's vibrant downtown area is a hub of activity, with its tree-lined streets, historic buildings, and an array of boutiques, restaurants, and entertainment options. Lawrenceville's strong sense of community is evident in its various cultural events, festivals, and farmer's markets that bring residents together throughout the year. The city also boasts excellent schools, parks, and recreational facilities, making it an ideal place for families to settle down. Additionally, Lawrenceville's strategic location within the Atlanta metropolitan area provides easy access to big-city amenities and opportunities. With its perfect blend of history, culture, and contemporary living, Lawrenceville, GA, continues to attract both residents and visitors who seek a welcoming and dynamic place to call home.



1 MILE RADIUS

\$75.7K Westfield
AVG HOUSEHOLD
INCOME

\$95.5K
AVG HOUSEHOLD
INCOME

\$107.8K
AVG HOUSEHOLD
INCOME



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299 GRAYSON HIGHWAY
LAWRENCEVILLE, GA 30045
FOR LEASE

This Leasing Package contains select information pertaining to the business and affairs located at **299 Grayson Highway, Lawrenceville, GA 30045** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.