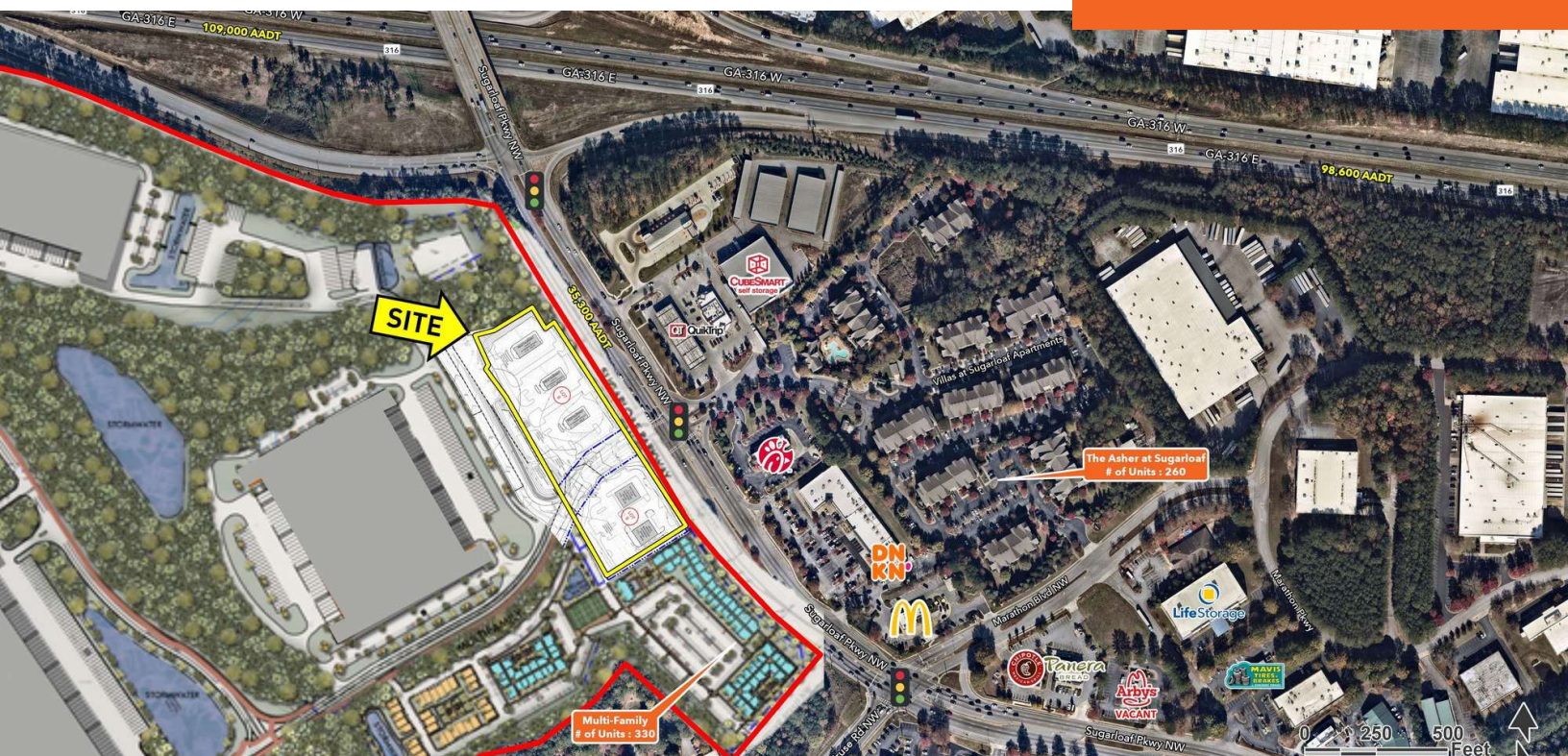


# SUGARLOAF LOGISTICS HUB OUTPARCELS

5030 SUGARLOAF PARKWAY, LAWRENCEVILLE, GA 30044

## FOR LEASE



## LOCATION DESCRIPTION

Site is located just south of the intersection of Hwy 316 & Sugarloaf Pkwy

## PROPERTY HIGHLIGHTS

- 3.8 acres containing five (5) retail/restaurant sites at the front entrance of Sugarloaf Logistics Hub, Atlanta's premier industrial campus totaling 300 acres and 2.3 million SF of to be built Class A industrial buildings
- The new onsite apartment communities will include 880 to be built units
- Nearby Gwinnett Technical College with over 9,000 students
- Dedicated signalized access from Sugarloaf Pkwy with daily traffic counts of 35,000+ AADT
- Easy access to/from GA 316 with traffic counts exceeding 109,000 AADT



## DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

### Population Density

13,186

106,387

255,889

### Average HH Income

\$93,632

\$94,815

\$103,499

### Daytime Population

12,687

113,052

274,338



**ALAN SHAW**

alan.shaw@tscg.com

770.955.2434

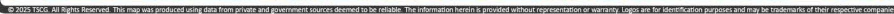
**DREW LEWIS**

drew.lewis@tscg.com

770.955.2434



## Access Aerial





# Lawrenceville, GA

Macro Aerial

January 2025

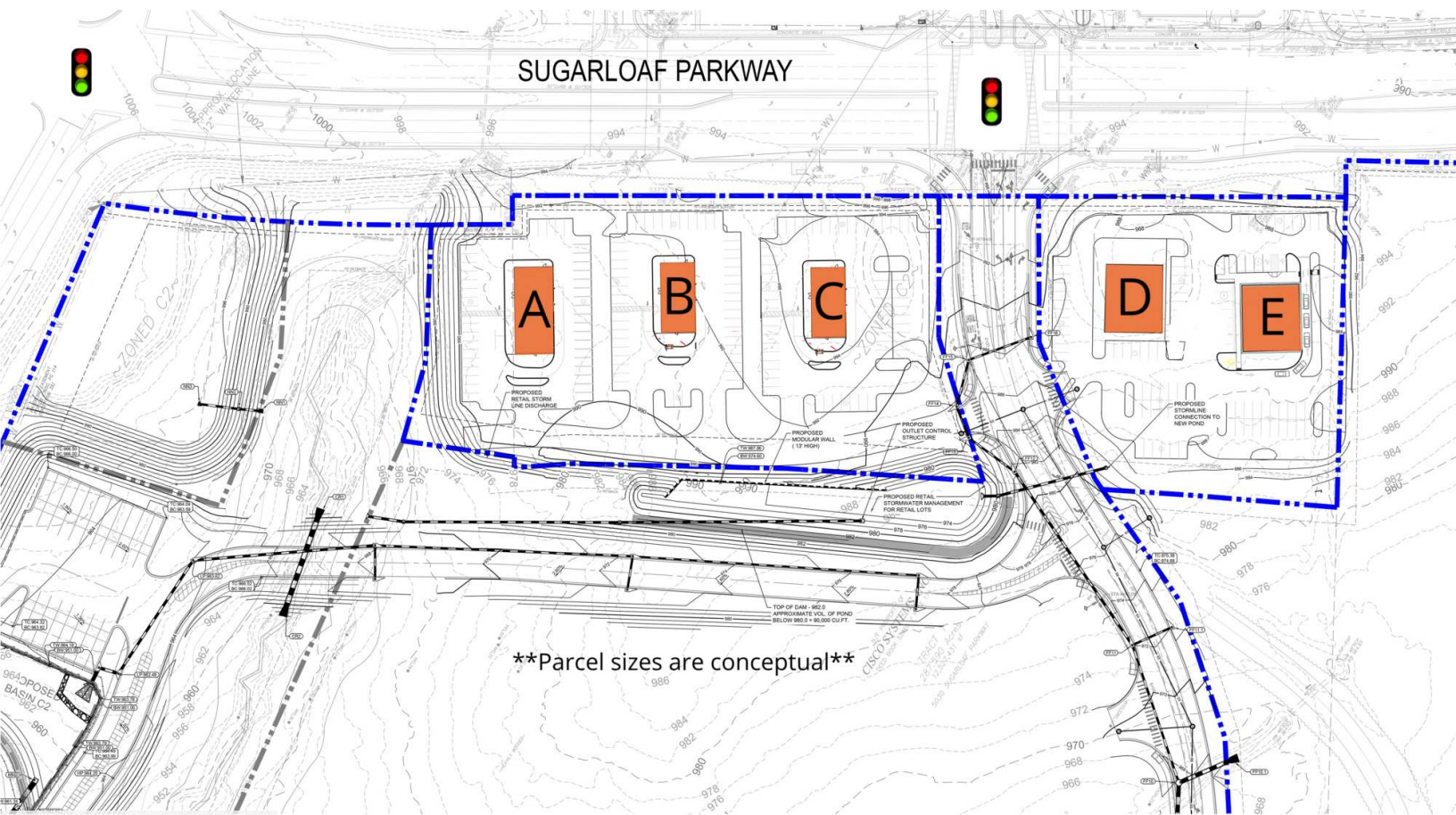




# SUGARLOAF LOGISTICS HUB OUTPARCELS

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FOR LEASE



AVAILABLE

SUITE	TENANT NAME	SPACE SIZE
A	Available	3,500 SF
B	Available	2,500 SF
C	Available	2,500 SF
D	Available	4,119 SF
E	Available	4,119 SF



**ALAN SHAW**  
alan.shaw@tscg.com  
770.955.2434

**DREW LEWIS**  
drew.lewis@tscg.com  
770.955.2434