



ACE
Hardware

WAFFLE
HOUSE

BURGER
KING

DUNKIN'

MCDONALD'S

CLASSIC
COLLISION

Caribou
COFFEE

ZAXBYS

MAVIS
VACUUM
TIRE

JACKSON EMC

TAKE
5

QT

The Wren
361 Apartments

Heights at Lawrenceville
305 Apartments

enterprise

SITE

55,800 VPD

35,900 VPD

Proposed
Wholesale
Club

FOR GROUND LEASE OR BUILD-TO-SUIT

Prime Lawrenceville Pads

SEC of GA-20/Buford Drive & GA-316 | Lawrenceville, GA 30046



s R Kid

Georgia Gwinnett
COLLEGE
~ 12,245 Students

RaceTrac

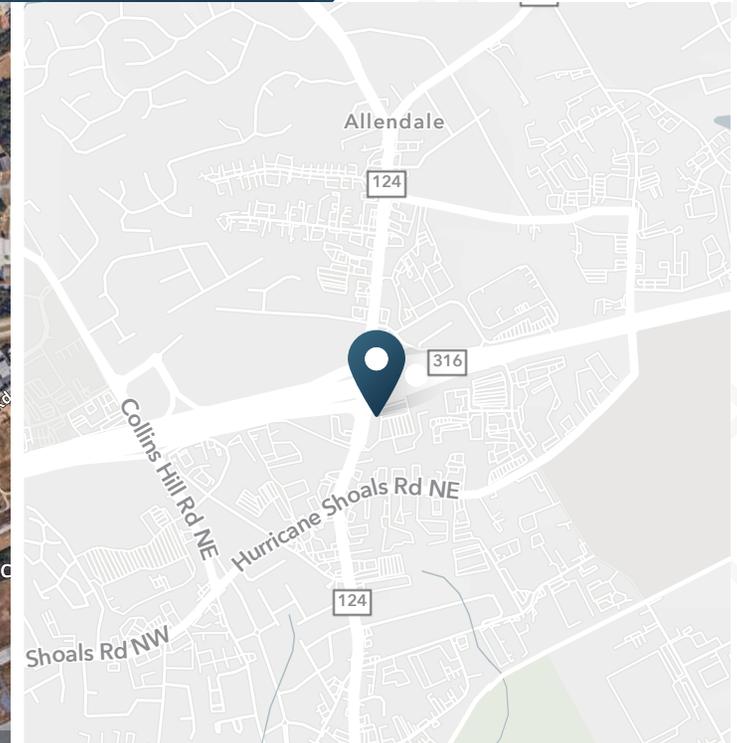
WILD
CAMPERO

14,200 VPD

124

Prime Lawrenceville Pads

SEC of GA-20/Buford Drive & GA-316 | Lawrenceville, GA 30046



.5 - 1.5 Acres
Available

1,500 - 5000 SF
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- Prime Pad Sites located at GA-316 Interchange leading to Downtown Lawrenceville
- Shop space and pad site opportunity
- Gateway to Downtown Lawrenceville
- Located at highly trafficked South-East corner of GA-20/Buford Drive & GA-316 with signalized full access entrance less than 600' from GA-316 ramps
- 300+ luxury apartment community approved and planned directly behind the site
- Proposed Wholesale Club directly across from site

TRAFFIC COUNTS

University Pkwy	55,800 VPD
Buford Drive, S of Site	35,900 VPD
Buford Drive, N of Site	51,000 VPD
Year: 2025 GDOT	



Lawrenceville Market

- TARGET
- PETSMART
- SHOE CARNIVAL
- Panera BREAD
- DEL TACO
- ROSS DRESS FOR LESS
- SALLY BEAUTY
- Bath & Body Works
- chili's
- Hobby Lobby
- Marshall's
- crumbl THEATRES
- GNC
- SweetFrost

Merton Walk

- Publix
- POKE
- ROCK
- CAPTAIN BOIL
- PAPIS
- BUFFALO WILD WINGS
- GO
- DITA CORNER
- UPS

Village Shoppes at Creekside

- Starbucks
- Hooters
- HARBOR FREIGHT TOOLS
- SCOVILLE
- Badcock & more
- SHO GUN
- OneLife FITNESS
- Real Olive
- LOUISIANA SHACK

Lawrenceville Town Center

- Kroger
- verizon
- TIDAL WAVE
- BURGER KING
- GNR STORE
- ST. VINCENT de PAUL PUBLIC HEALTH
- American Deli
- LA FITNESS





**Proposed
Wholesale
Club**

SITE

CHIPOTLE
Opening Q3 2026

Heights at Lawrenceville
305 Apartments

Shells Rd

316

20

20

35,900 VPD

55,800 VPD

316

Key Demographics

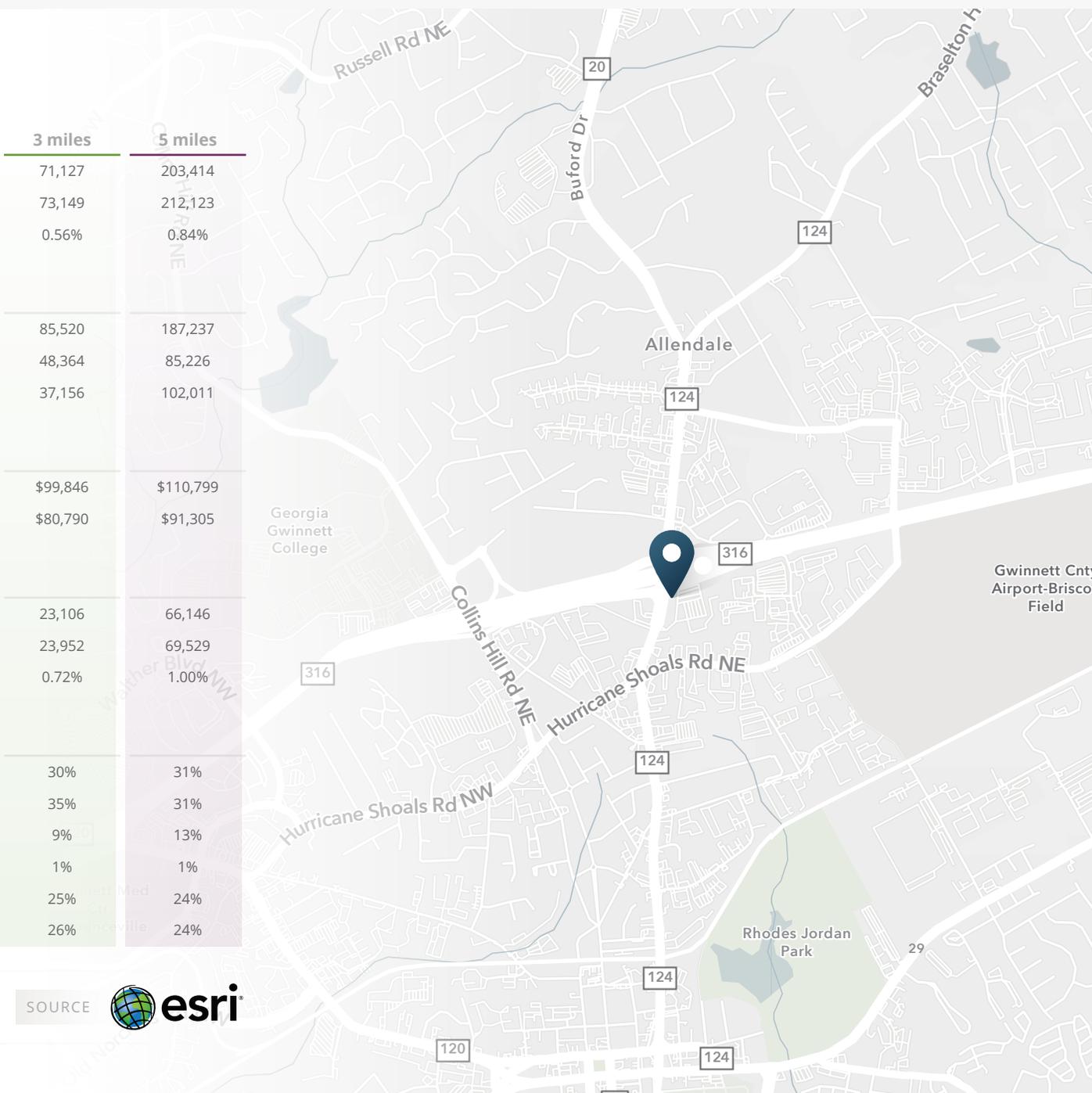
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2025 Estimated Population	5,861	71,127	203,414
2030 Projected Population	6,473	73,149	212,123
Projected Annual Growth Rate 2025 to 2030	2.01%	0.56%	0.84%
Daytime Population			
2025 Daytime Population	9,838	85,520	187,237
Workers	7,360	48,364	85,226
Residents	2,478	37,156	102,011
Income			
2025 Est. Average Household Income	\$95,971	\$99,846	\$110,799
2025 Est. Median Household Income	\$71,744	\$80,790	\$91,305
Households & Growth			
2025 Estimated Households	1,433	23,106	66,146
2030 Estimated Households	1,655	23,952	69,529
Projected Annual Growth Rate 2025 to 2030	2.92%	0.72%	1.00%
Race & Ethnicity			
2025 Est. White	26%	30%	31%
2025 Est. Black or African American	45%	35%	31%
2025 Est. Asian or Pacific Islander	6%	9%	13%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	22%	25%	24%
2025 Est. Hispanic	24%	26%	24%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Multifamily Renderings

SEC of GA-20/Buford Drive & GA-316 | Lawrenceville, GA 30046





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361 Apartments

WAFFLE HOUSE



DUNKIN'



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ACE Hardware



ZAXBYS



JACKSON EMC

QT

Heights at Lawrenceville
305 Apartments

Collins Hill Rd

Buford Dr

SRSRE.COM

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