



OFFERING MEMORANDUM

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

2779 Cruse Rd NW
Lawrenceville, GA 30044

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DTSPADE
SPECIALIZED REAL ESTATE

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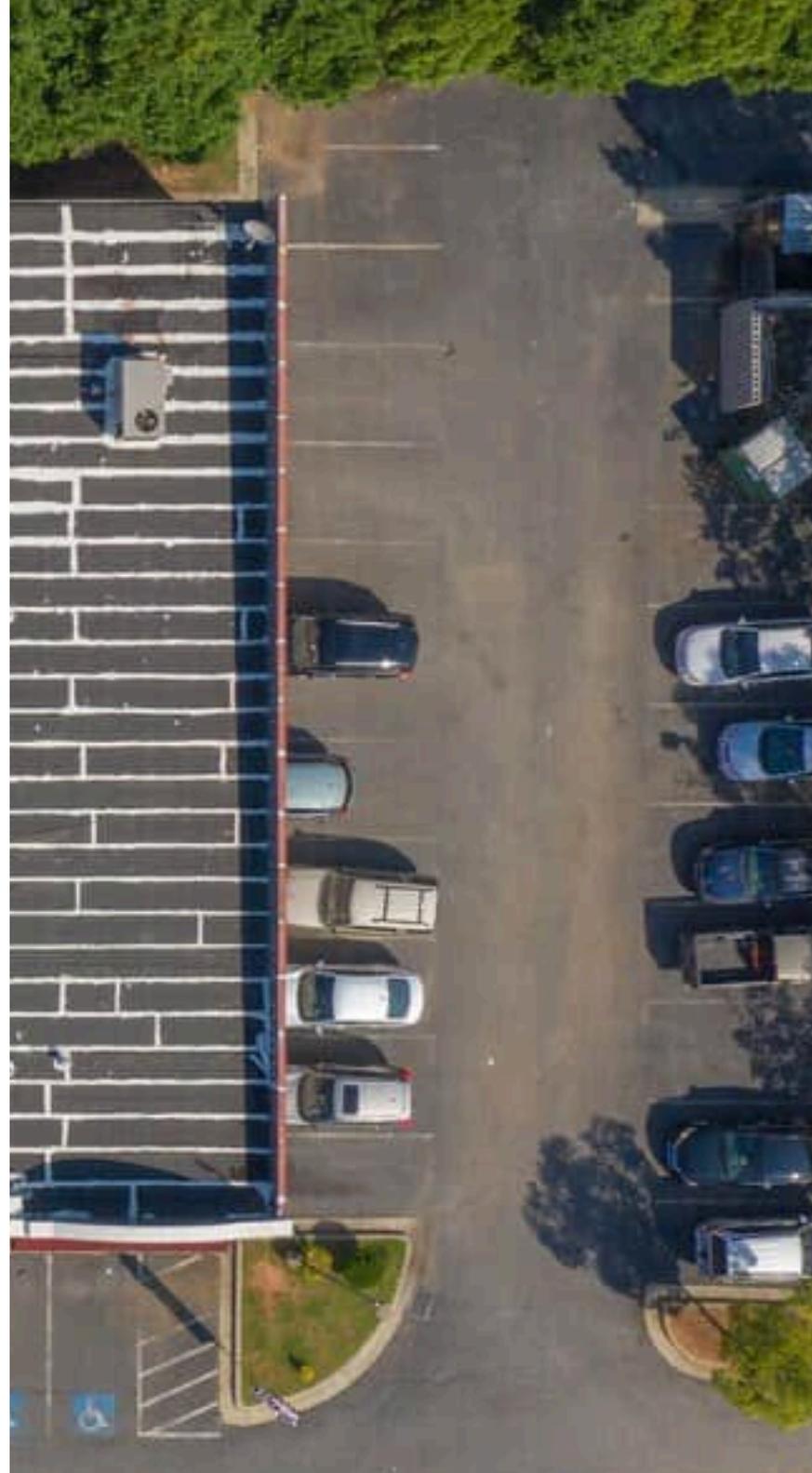


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THE OFFERING

DTSfade is proud to present Cruse Village, a ±13,186 SF multi-tenant retail center located less than a mile from a Kroger-anchored shopping plaza in Lawrenceville, GA, one of Metro Atlanta's fastest-growing suburbs.

Situated along Cruse Rd, just minutes from I-85 and the Sugarloaf Parkway corridor, the center offers both immediate in-place income and value-add upside through cosmetic renovations and lease-up of vacant space.

With a brand-new roof (2024) and flexible C-2 zoning, Cruse Village represents a well-located, small-bay retail investment with strategic upside potential in a tight suburban submarket.

PROPERTY ADDRESS	2779 Cruse Road NW Lawrenceville, GA 30044
BUILDING SIZE (LOT SIZE)	±13,186 SF (1.07 AC)
PARCEL NUMBER	7-039-846
ASKING PRICE	\$3,500,000
ZONING	C-2



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PROPERTY SUMMARY

- ±13,186 SF multi-tenant retail center
- Situated on ±1.07-acre parcel
- Zoned C-2, General Business District
- Built in 2005 with a brand-new roof installed in 2024
- Located in Lawrenceville, GA – one of metro Atlanta’s fastest-growing suburban markets
- Current occupancy: ~80% (one vacancy)
- Surface parking with 54 spaces (±4.1/1,000 SF ratio)
- Flexible tenant mix of service-oriented and neighborhood retail
- Excellent visibility and access from Cruse Rd
- Less than 1 mile from Kroger-anchored retail
- Surrounded by dense residential, schools, and major traffic corridors
- Minimal cosmetic improvements needed (paint, minor parking lot patch)

Demographics within 15-minute drive time:

- Total Population: 111,145
- Projected Population Growth (2029): 4.3%

Access & Traffic Counts

- 2.6 miles (6 min.) to I-85
- AADT on Cruse Rd 21,267

For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.



FINANCIAL SUMMARY

Cruse Village currently produces stable in-place income with immediate upside through lease-up and rent optimization. With gross rents below market and minimal cosmetic upgrades needed, the asset is well positioned for near-term NOI growth and long-term value creation.

Operating Expenses	CURRENT
Repairs & Maintenance	\$19,392
Landscaping Maintenance	\$1,200
Subtotal Operating Expenses	\$20,592

Non-Operating Expenses	CURRENT
Property Tax	\$24,192
Special Assessments	-
Insurance	\$8,500
Subtotal Non-Operating Expenses	\$32,692

Total Expenses	CURRENT
Per Sq. Ft.	\$4.05
Percentage of Gross Income	32%

RENT ROLL

	TYPE	SQ. FT.	LEASE TERM	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
Suite A	Auto Repair	2,000	9/30/2026 w/ 5 year option	\$3,750 (G)	\$4,500 Gross / \$3,833 NNN
Suite B	Barbershop	1,050	month-to-month	\$1,600 (G)	\$2,188 Gross / \$1,750 NNN
Suite C	Hair Salon	1,500	month-to-month	\$1,200 (G)	\$3,125 Gross / \$2,500 NNN
Suite D	<i>(Currently Vacant)</i>	2,600	-	-	\$5,416 Gross / \$4,34 NNN
Suite E	Event Hall	6,000	12/31/2026 w/ 1 year option	\$7,000 (G)	\$12,500 Gross / \$10,000 NNN

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PROPERTY PHOTOS



PROPERTY PHOTOS

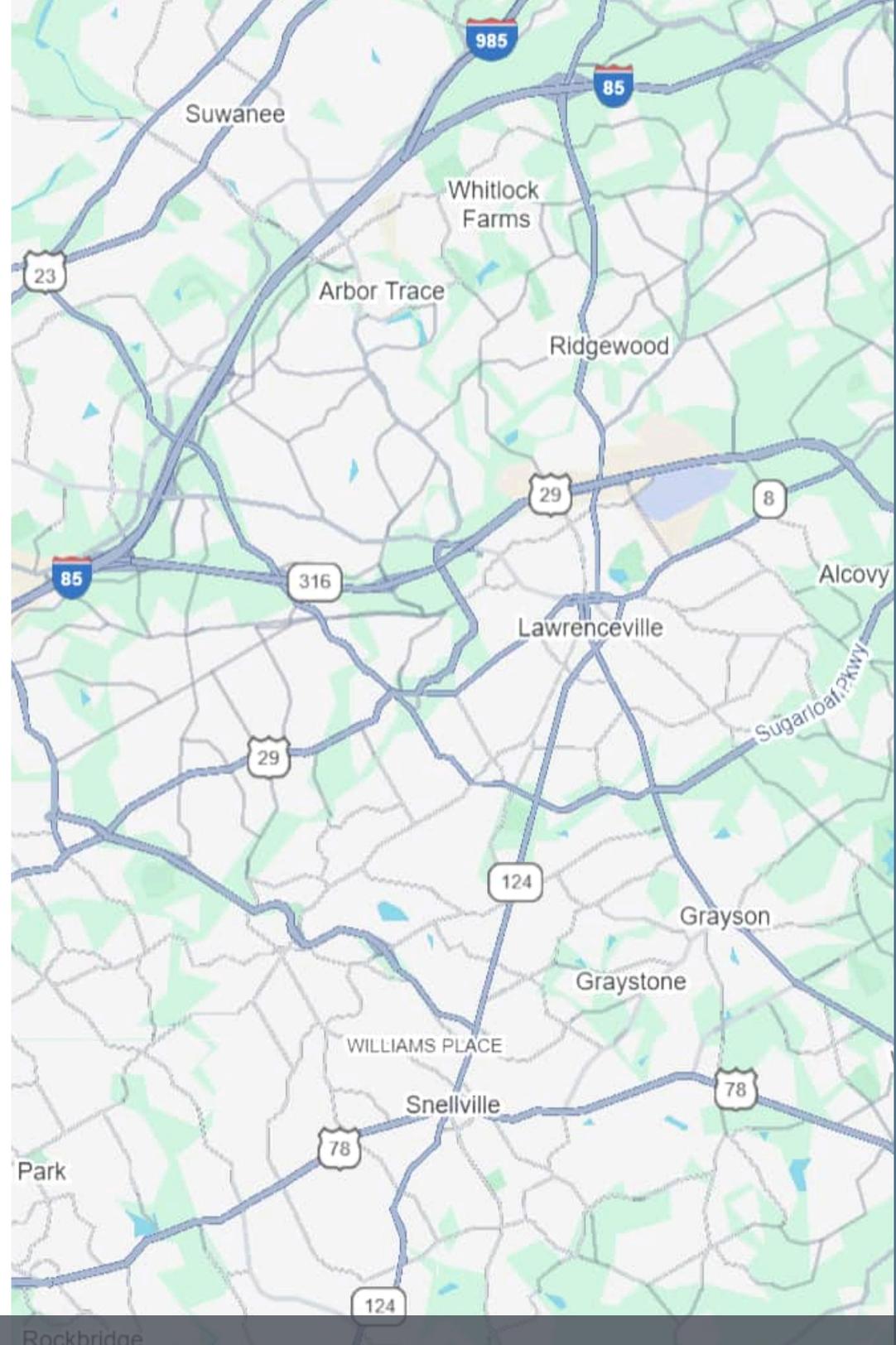


GWINNETT - NORTHEAST METRO ATLANTA SUBMARKET

Located in northeast Metro Atlanta, Lawrenceville has emerged as one of Gwinnett County's most dynamic and diverse growth corridors. The city blends historic charm with forward-thinking infrastructure, anchored by proximity to major routes like I-85, Sugarloaf Parkway, and GA-316, as well as an expanding network of medical, educational, and civic institutions.

This mix of suburban accessibility and strong regional connectivity makes Lawrenceville highly attractive to families, professionals, and small businesses seeking affordability without sacrificing location. New residential and commercial development continues to thrive, fueled by a population that is both upwardly mobile and increasingly diverse. Within a 15-minute drive of the Cruse Road property, over 100,000 residents support a vibrant, small-bay retail ecosystem.

Lawrenceville's investment in long-term livability — through walkable downtown redevelopment, enhanced public services, and zoning flexibility — positions it as a top-tier suburban destination. As population growth continues and infrastructure expands, the area offers both stable near-term returns and long-term upside for investors seeking exposure in a high-demand suburban Atlanta submarket.



AERIAL





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