

3807 LAWRENCEVILLE HWY

TUCKER, GA 30084

FOR SALE

11,200+/- SQFT ON 1.02 ACRE LOT



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an exceptional commercial property for sale at 3807 Lawrenceville Highway, Tucker, GA 30084.

Offered at \$2,800,000, this 11,200 SQFT property sits on 1.02 acres and features 127 feet of frontage along Lawrenceville Highway. Zoned Mixed-Use/Commercial, it offers a highly visible location along one of Metro Atlanta's most active commercial corridors, with dedicated signage and ample on-site parking.

The property is ideally positioned to serve owner-users, redevelopers, and value-add investors looking to capitalize on Tucker's continued economic growth. Its strategic location provides exceptional connectivity, situated just minutes from I-285, US-78, and I-85, allowing convenient access for customers, employees, and logistics throughout the Atlanta metropolitan area.

For additional information, or to schedule a tour, please contact Matt Crowe or Ryan Swartzberg.

HIGHLIGHTS

- \$2,800,000
- 11,200 SQFT on 1.02 Acre Lot
- Zoned Mixed Use/Commercial
- Ideal for Owner User
- DeKalb County
- Close Proximity to Major Highways

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: TUCKER, GA

Tucker, Georgia, is a growing and strategically positioned commercial market in DeKalb County, offering investors convenient access to major transportation routes including I-285, I-85, and US-78. The area benefits from its proximity to Atlanta, an established business community, and continued residential and commercial growth. With strong visibility along key corridors and a diverse mix of retail, office, industrial, and redevelopment opportunities, Tucker presents an attractive environment for commercial real estate investors seeking long-term growth, flexibility, and value.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	22,900	150,800	371,100
Number of Employees	19,000	115,600	292,100
Avg. Household Income	\$73,500	\$74,100	\$71,400

// BROKER PROFILES



Matt Crowe

Commercial Associate

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With a passion for connecting businesses with their ideal spaces, Matt is a dedicated and knowledgeable commercial real estate agent serving Atlanta and beyond. He brings a wealth of expertise and a commitment to excellence to every client interaction.

Matt specializes in property acquisitions, tenant representation and marketing, providing tailored solutions to meet the unique needs of investors, developers, and business owners alike. His comprehensive understanding of the local market trends, zoning regulations, and investment opportunities empowers clients to make informed decisions that align with their objectives.



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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