

LAVISTA
ASSOCIATES, INC.

Commercial Real Estate

OVER
50
YEARS
EST. 1972

FOR SALE

List Price: \$2,750,000 (\$167/SF)

1325 Capital Circle | Lawrenceville, GA 30043

16,464± SF TOTAL
4,923± SF AVAILABLE

Dock-High Loading

Well-Maintained Industrial Park Setting

Two (2) Points of Ingress / Egress

Excellent Access to I-85 & GA 316

Zoned M-1 (Gwinnett County)



FOR MORE
INFORMATION
PLEASE CONTACT

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LAVISTA.COM

3490 Piedmont Road, NE | Suite 1300 | Atlanta, Georgia 30305

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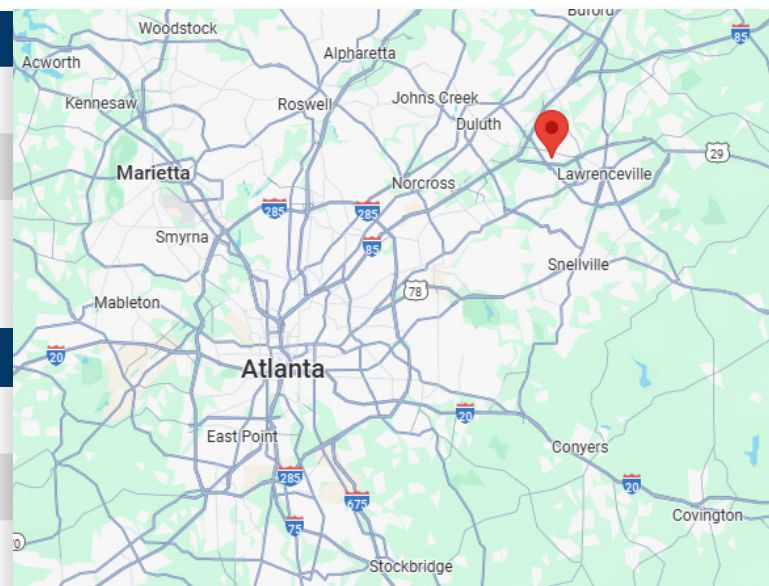
DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	8,787	97,790	235,914
Households	2,968	31,818	78,452
Average HH Income	\$110,539	\$97,705	\$101,841

TRAFFIC COUNTS

Purcell Rd NW	2,761 VPD
Lakes Pky	9,622 VPD
Duluth Hwy, GA 120	10,823 VPD

Source: Placer.ai



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