

# Bellbrook Station

One (1) 1,440 and One (1) 2,800 SF Space Available

Excellent Location in Growing Family Community



**3157 Sugarloaf Parkway, Lawrenceville, GA 30045**

**FOR LEASE**

- One (1) 1,400 SF & One (1) 2,800 SF space available
- Heavy daytime traffic on Sugarloaf Parkway (about 130,000 vehicles per day)
- Less than two miles from Publix, Walmart, Dollar Tree, and more
- Bellbrook offers great visibility and sits in a dense residential area
- Average household income of about \$100,000 in a 3-mile radius



### Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2022	77,713	215,211	675,578
Annual Pop Growth 2010-2022	1.2%	1.2%	1.4%
Projected Growth 2022-2027	1.0%	1.1%	1.1%
Total Households	25,654	70,413	224,419
Average Household Income	\$96,429	\$92,825	\$92,535

### Traffic Count

**129,589**

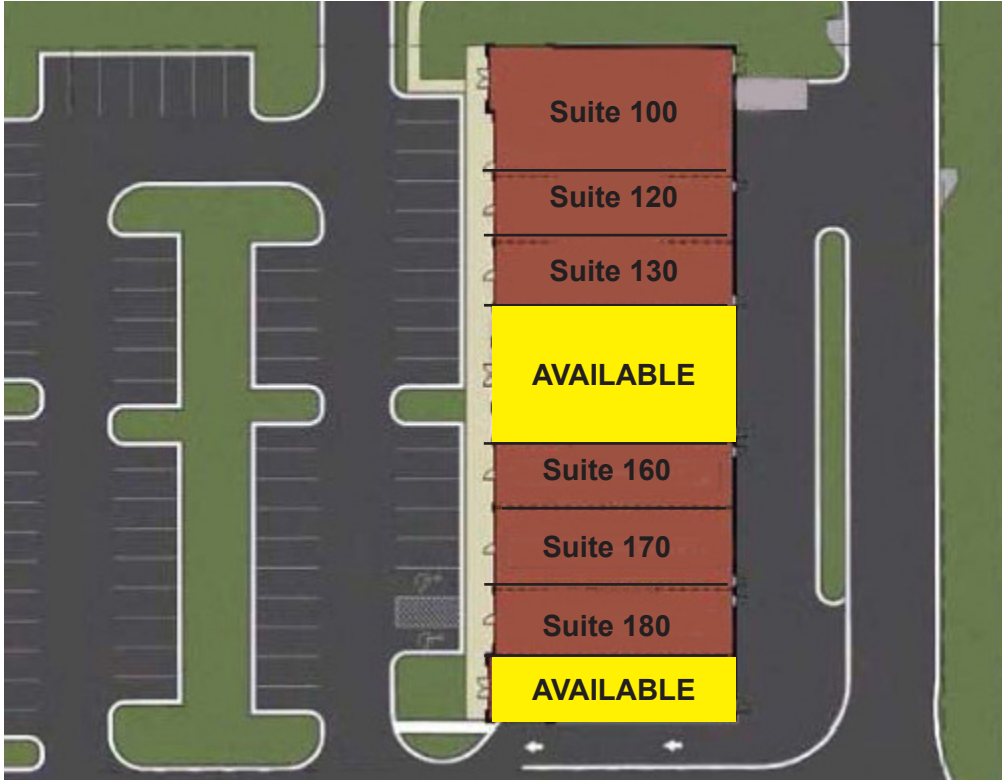
Sugarloaf Parkway

### FOR MORE INFORMATION, CONTACT:

Adam Hale  
404.281.2788 Cell  
678.894.1580 Direct  
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201  
Atlanta, Georgia 30350  
www.haleretailgroup.com  
770.594.1309 Office

**LEASE AT**  
**Bellbrook Station**  
 3157 Sugarloaf Parkway, Lawrenceville, GA 30045



- Suite 100 - Johnny's Pizza
- Suite 120 - Boba Tea
- Suite 130 - ATL Services
- Suite 150 - AVAILABLE**
- Suite 160 - Expedia
- Suite 170 - 5 Star Hair
- Suite 180 - Yoga / Pilates
- Suite 190 - AVAILABLE**

14,430 GLA



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