

GROUND LEASE PAD SITE AVAILABLE

ADJACENT TO TOP 1% SALES PRODUCING FUEL STATION



**2098 LAWRENCEVILLE HWY
LAWRENCVILLE, GA 30044**

**ZACH MILLER
404.309.8644**

ZACH@TERMINUSCRE.COM

**SKYLAR FORTIN
678.386.7148**

SKYLAR@TERMINUSCRE.COM

TERMINUS
COMMERCIAL
REAL ESTATE PARTNERS
EST
2015

PROPERTY HIGHLIGHTS



Ground Lease Opportunity Along Lawrenceville Hwy Corridor

- +/- 0.94/ac
- Coffee, QSR, Urgent Care, Automotive
- Adjacent Shell fuel station doing over 150,000 gallons/mo. in fuel sales
 - (top 1% for owners portfolio of 450+ fuel stations, top 5% for branded fuel stations in entire ATL MSA)
- Fronts Lawrenceville Hwy (30,300+ VPD) at the corner of Arnold Rd with access points from each
- Dense immediate surrounding population (13k+ 1mi radius) and rooftop count with Avg. HHI over \$100k/yr (3mi radius)



PROPERTY IMAGES

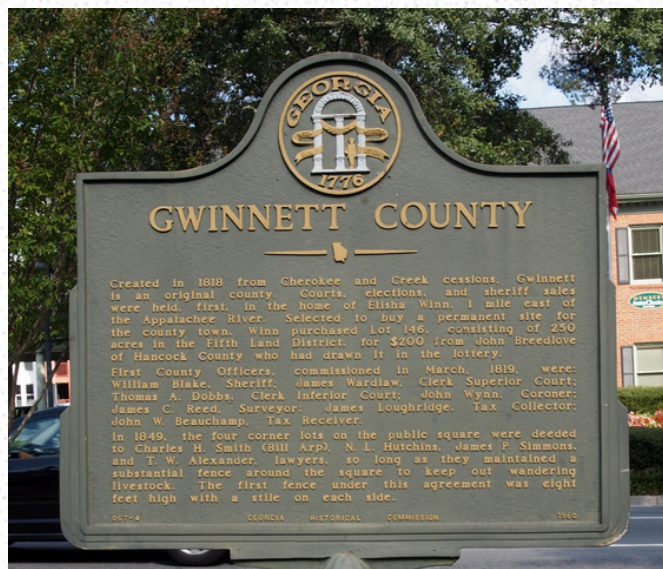
ACCESS POINTS



PROPERTY IMAGES

SURROUNDING ROOFTOPS





Gwinnett County

By the Numbers



1.02m Resident Population (GA's 2nd Largest County)



Top- 50 Populated County in United States



327K+ Households



\$110K+ AVG. HHI



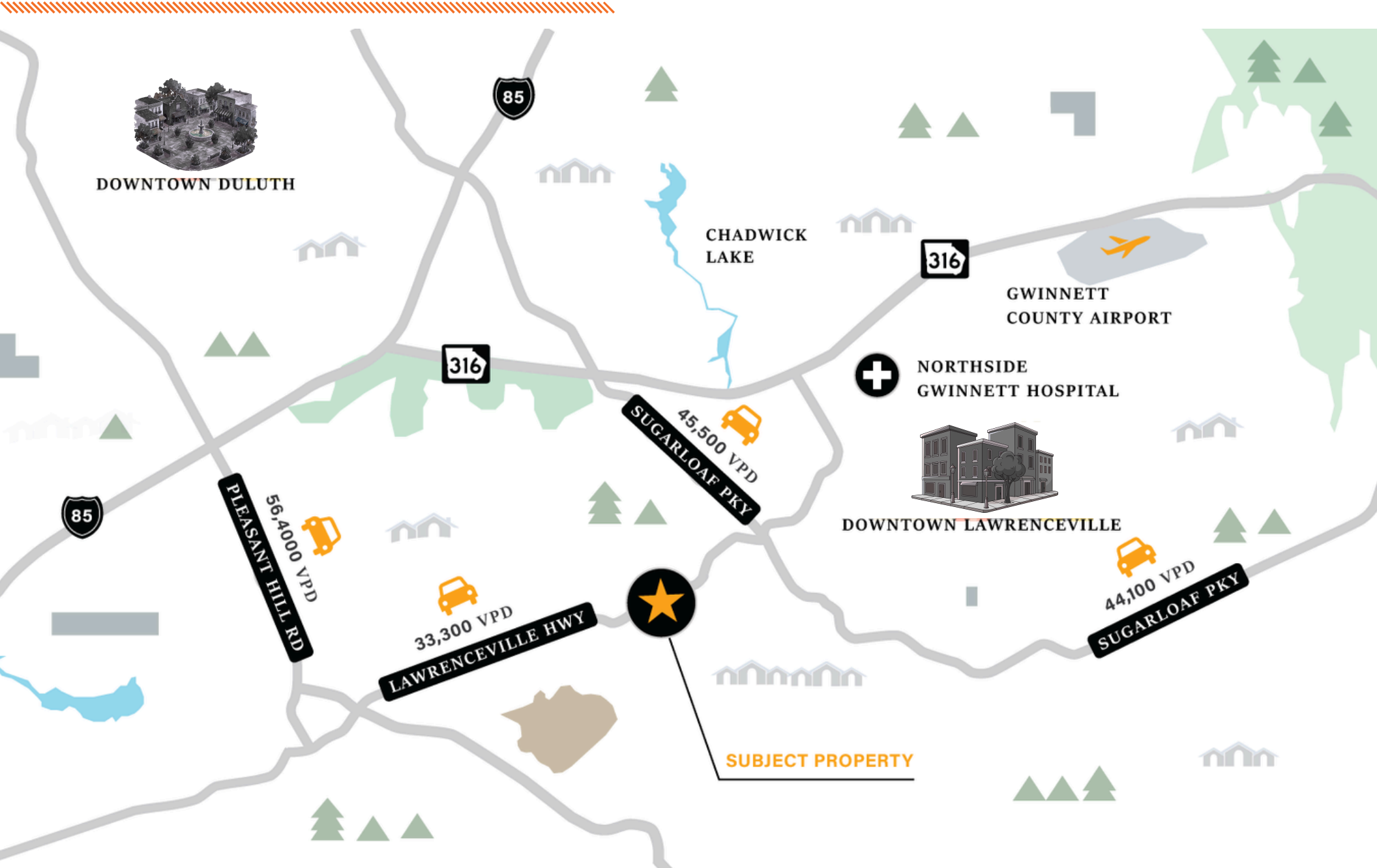
\$22b+ Total Retail Spending (2022)



2,200 People per Sq. Mi.



AMENITY MAP



TERMINUS

COMMERCIAL

REAL ESTATE PARTNERS

EST
2015

ZACH MILLER | 404.309.8644 | ZACH@TERMINUSCRE.COM
SKYLAR FORTIN | 678.386.7148 | SKYLAR@TERMINUSCRE.COM