



FOR GROUND LEASE OR BUILD-TO-SUIT

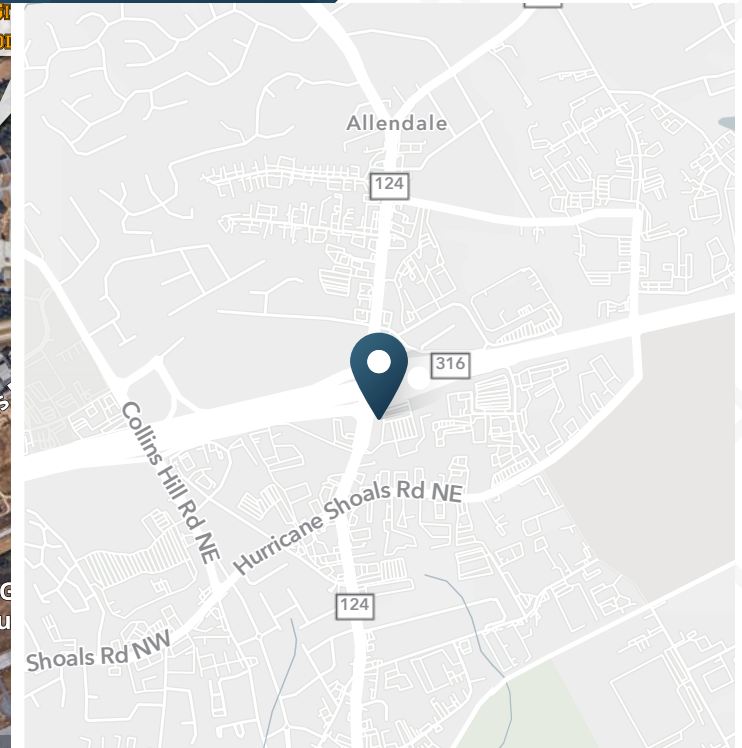
Prime Lawrenceville Pads

SEC of GA-20/Buford Drive & GA-316 | Lawrenceville, GA 30046



Prime Lawrenceville Pads

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.5 - 1.5 Acres

Available

1,500 - 5000 SF

GLA

Contact
Broker

Rate

ABOUT THE PROPERTY

- Prime Pad Sites located at GA-316 Interchange leading to Downtown Lawrenceville
- Shop space and pad site opportunity
- Gateway to Downtown Lawrenceville
- Located at highly trafficked South-East corner of GA-20/Buford Drive & GA-316 with signalized full access entrance less than 600' from GA-316 ramps
- 300+ luxury apartment community approved and planned directly behind the site

TRAFFIC COUNTS

GA-316, N of Site
University Pkwy, NW of Site
Buford Drive, W of Site
Year: 2023 | GDOT

66,600 AADT
62,200 AADT
52,500 AADT

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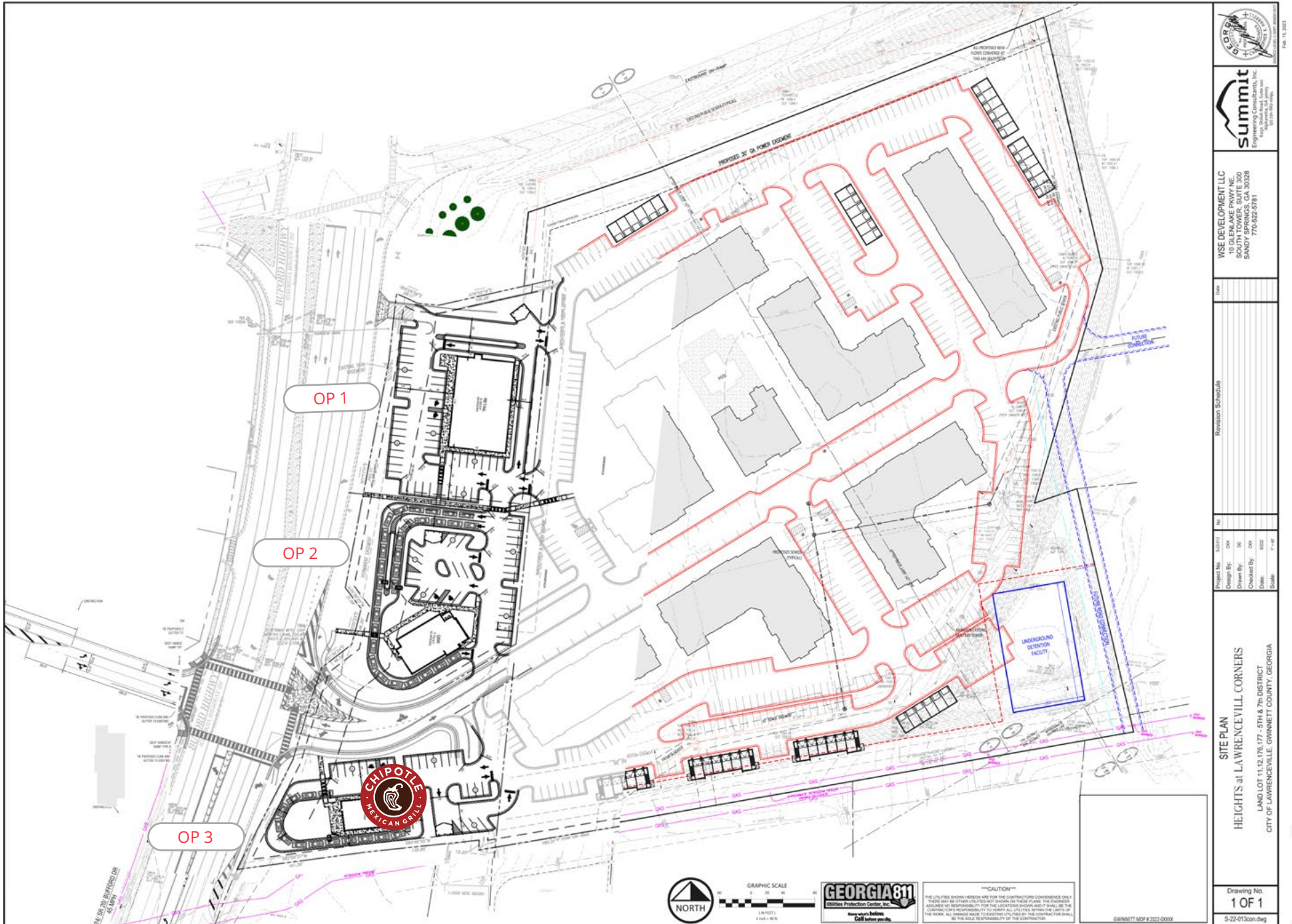
Mid Zoom Aerial

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GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2. ALL TREES SHALL BE PROTECTED DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. BOUNDARY & TOPOGRAPHIC SURVEY BY _____ DATED _____ BENCHMARK NOTED ON SURVEY.
4. FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER _____ DATED _____.
5. 1 HANDCAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
6. ACCESSIBLE PARKING AREAS, INCLUDING ASILES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
7. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
8. REFERENCE ARCH PLANS FOR DIRECTIONAL, SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
9. ALL NEW PAVEMENT SHALL MEET OR EXCEED PERFORMANCE SPECIFICATION. SEE REPORT _____.

CONCEPT PLAN DISCLAIMER

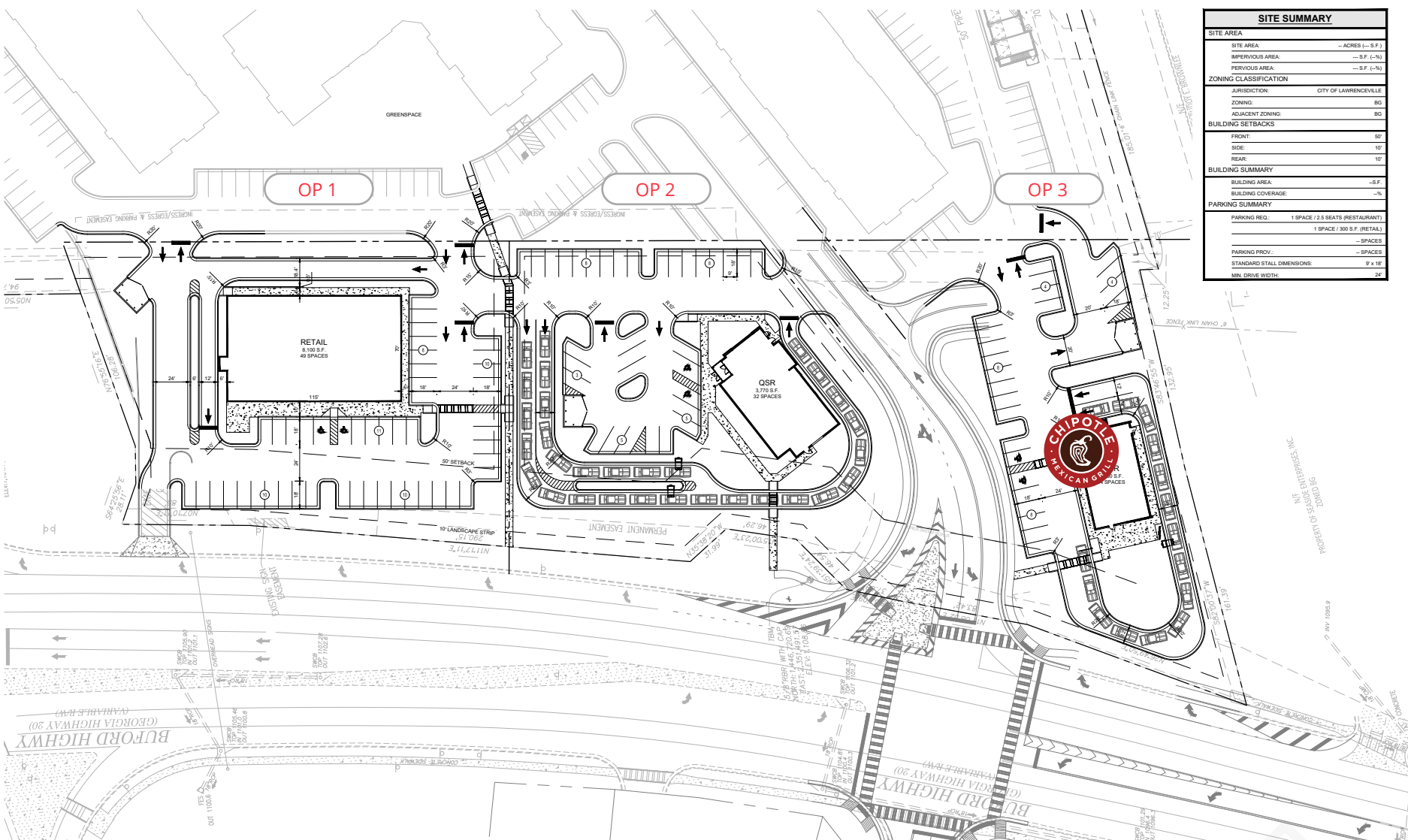
THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PRESENTATIONS IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY ANALYSIS OF RECORDS AND LAND INFORMATION. THE CONCEPT PLAN IS NOT A FINAL PLAN WITH RESPECT TO ESTIMATING CITY, COUNTY, STATE AND OTHER APPLICABLE APPLICABLE ZONING, TAX MAPS, EASEMENTS, AND OTHER APPLICABLE REGULATIONS. EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVAL IS REQUIRED.

THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED TO THE CONSULTANT. THE CONSULTANT CANNOT BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.

THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR REVISION REPORT. THE LOCATION OF ANY JURISDICTIONAL FEATURES, EASEMENTS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO



SITE SUMMARY	
SITE AREA	
SITE AREA	— ACRES — (S.F.)
IMPERVIOUS AREA	— S.F. —
PERVIOUS AREA	— S.F. —
ZONING CLASSIFICATION	
JURISDICTION	CITY OF LAWRENCEVILLE
ZONING	R-1
ADJACENT ZONING	R-1
BUILDING SETBACKS	
FRONT	10' MIN.
SIDE	5' MIN.
REAR	10' MIN.
BUILDING SUMMARY	
BUILDING AREA	—S.F.—
BUILDING COVERAGE	—%—
PARKING SUMMARY	
PARKING REQ.	1 SPACE / 2.5 SEATS (RESTAURANT) 1 SPACE / 300 S.F. (RETAIL)
	— SPACES —
PARKING PROVIDED	— SPACES —
STANDARD STALL DIMENSIONS	8' x 20'
MIN. DRIVE WIDTH	



PREPARED IN THE OFFICE OF:



**GASKINS
& LECRAW**

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CLIENT
WILLOW CAPITAL PARTNERS
525 PHARR RD NE, ATLANTA, GA 30305

PROJECT
LAWRENCEVILLE CORNERS
SEC OF BUFORD HIGHWAY & HIGHWAY 316
LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

SEAL:

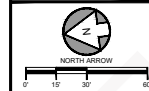
PRELIMINARY

5/5/20

CALL BEFORE YOU DIG



SCALE & NORTH ARROW



SCALE: 1" = 30'

DESIGN INFO:

DRAWN BY: _____ **M**

DESIGNED BY: _____
REVIEWED BY: _____

JOB #:

DATE: May 5, 20

CONCEPT SITE PLAN

CS 3

Key Demographics

SEC of GA-20/Buford Drive & GA-316 | Lawrenceville, GA 30046



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	3,641	70,333	194,037
2028 Projected Population	4,660	72,008	201,088
Projected Annual Growth Rate 2023 to 2028	5.06%	0.47%	0.72%

Daytime Population

2023 Daytime Population	7,876	82,849	182,565
Workers	6,596	46,306	84,341
Residents	1,280	36,543	98,224

Income

2023 Est. Average Household Income	\$96,454	\$98,359	\$105,025
2023 Est. Median Household Income	\$75,459	\$73,071	\$80,935

Households & Growth

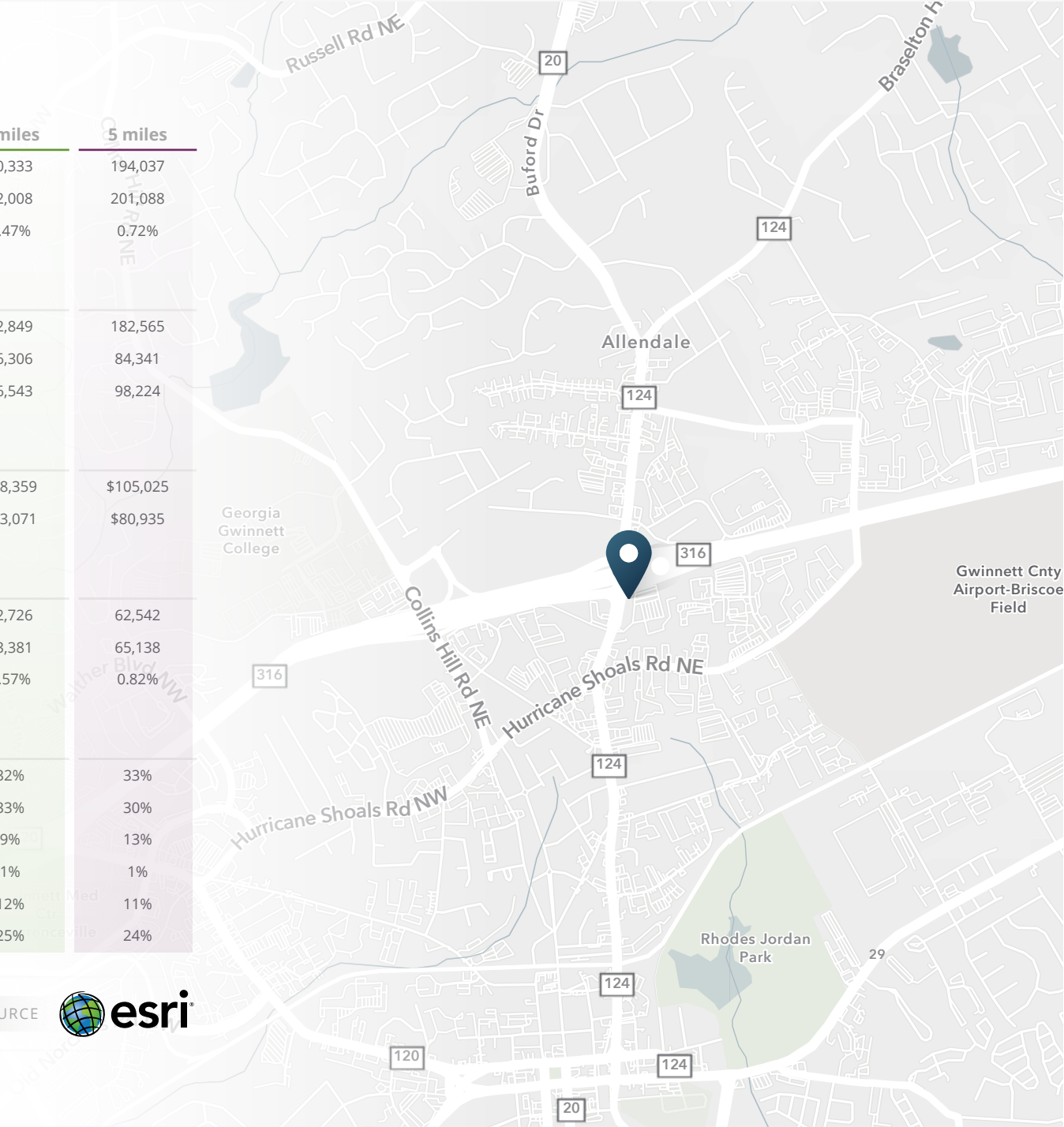
2023 Estimated Households	637	22,726	62,542
2028 Estimated Households	981	23,381	65,138
Projected Annual Growth Rate 2023 to 2028	9.02%	0.57%	0.82%

Race & Ethnicity

2023 Est. White	32%	32%	33%
2023 Est. Black or African American	43%	33%	30%
2023 Est. Asian or Pacific Islander	5%	9%	13%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	10%	12%	11%
2023 Est. Hispanic	22%	25%	24%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Multifamily Renderings

SEC of GA-20/Buford Drive & GA-316 | Lawrenceville, GA 30046





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