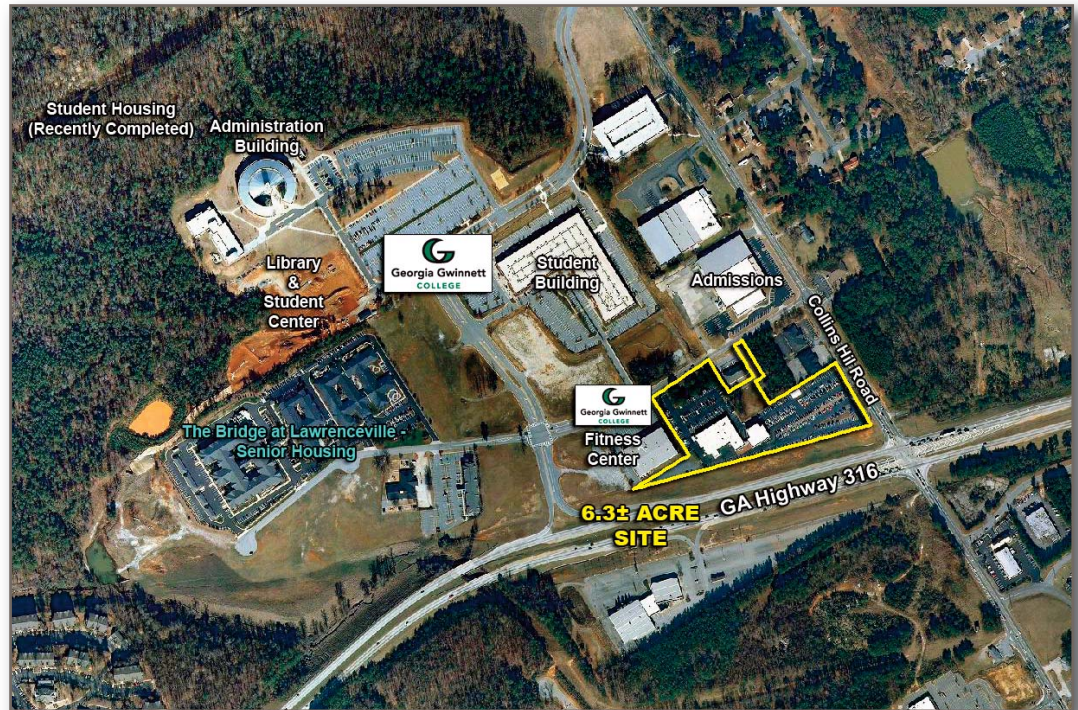


FOR SALE

6.3± Acres

850 Collins Hill Road - at GA Highway 316
Lawrenceville, GA 30043



For more information,
please contact:

Dan Buyers

770.596.2629

tdb@mcwrealty.com

**McWhirter Realty
Partners, LLC**

300 Galleria Parkway
Suite 300

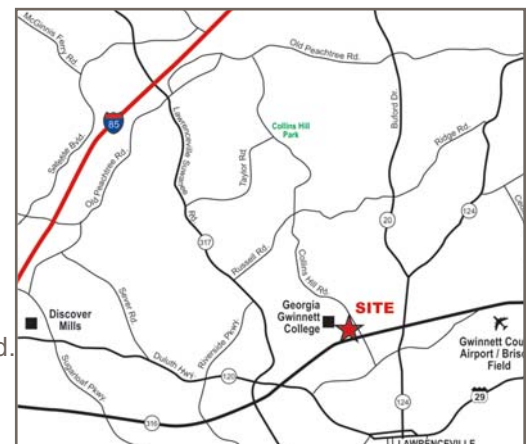
Atlanta, GA 30339

770.955.2000

www.mcwrealty.com

FEATURES

- 6.32± Acres - Former home of Colonial GMC Automobile Dealership (relocated) with over 25,000 sq.ft. of buildings.
- Adjacent to Georgia Gwinnett College - fastest growing college in the southeastern United States:
 - 11,000+ students
 - 590+ faculty
- Road frontage on 3 roads.
- 73,800 vpd on Hwy 316 west of Collins Hill Rd.
- Zoned BG (Business General) and LM (Light Manufacturing) - City of Lawrenceville
- Priced at \$4,740,000 (\$750,000/ac)
- Demographics:



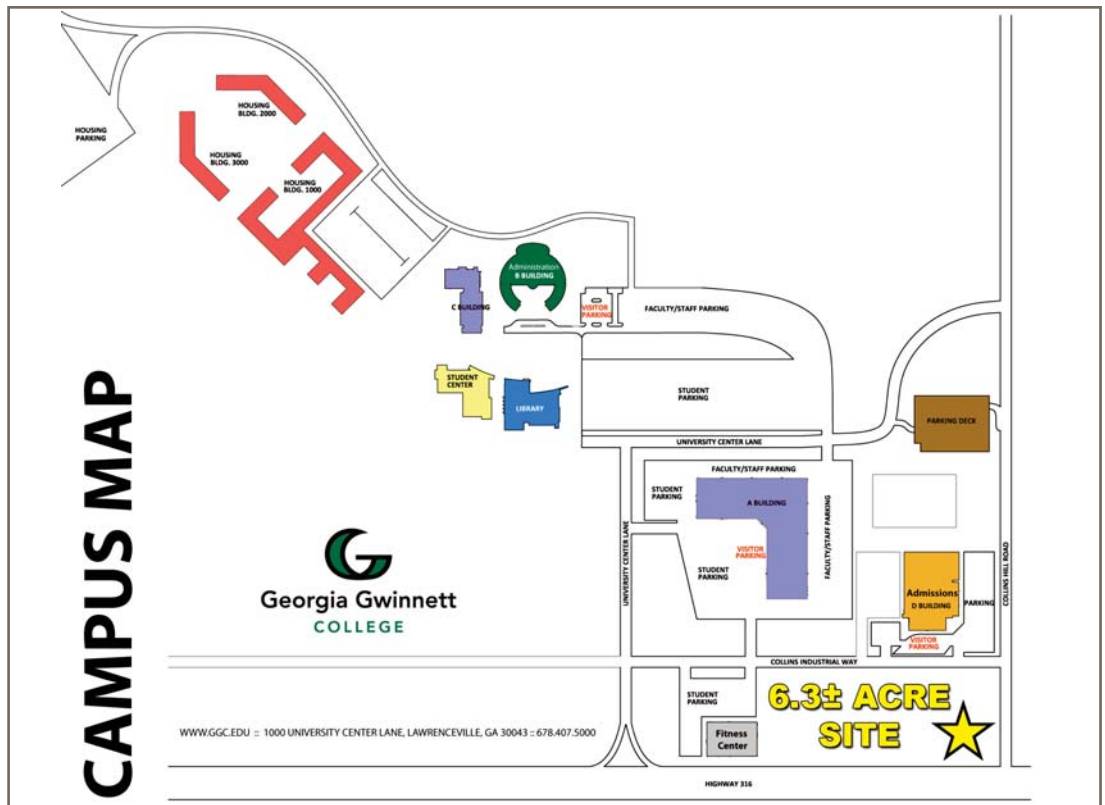
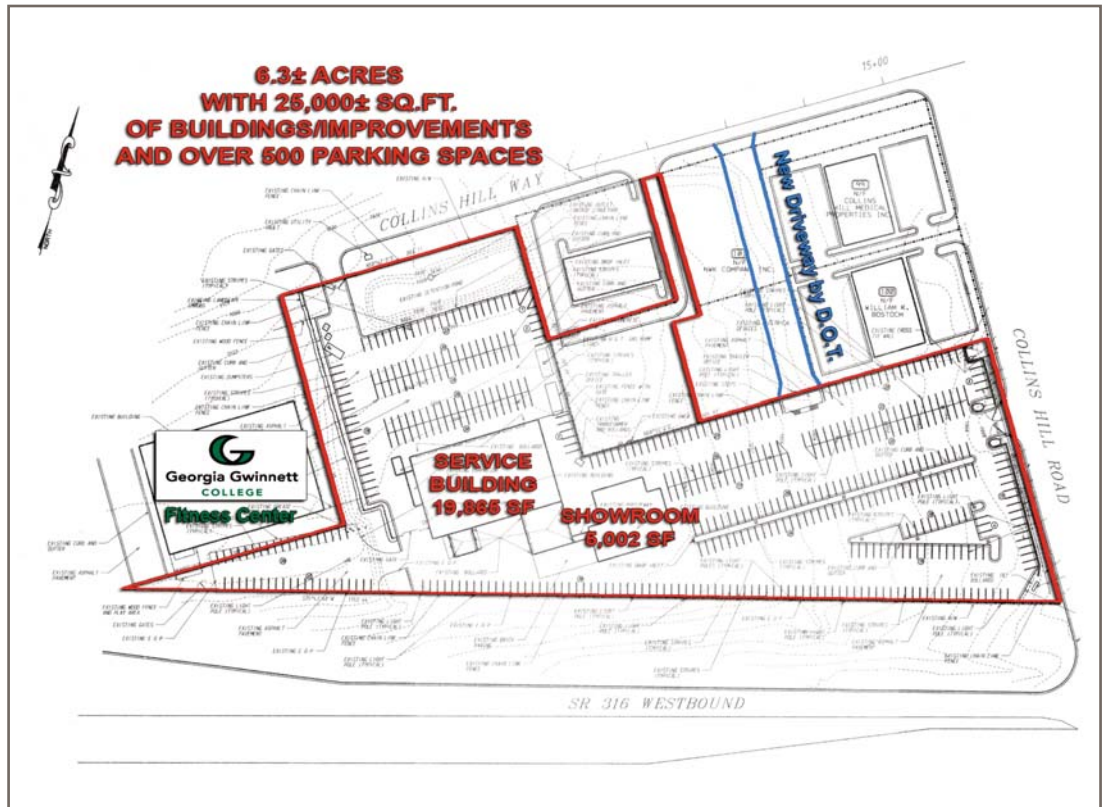
	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
2017 Est. Population	73,372	198,926	643,104
Growth 2010 - 2017	11.56%	15.36%	16.23%
2017 Est. Average HHI	\$73,353	\$80,544	\$84,967

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



**McWHIRTER
REALTY PARTNERS**

6.3± Acres For Sale
 850 Collins Hill Road - at GA Highway 316
 Lawrenceville, GA 30043



For more information,
 please contact:

Dan Buyers
 770.596.2629
 tdb@mcwrealty.com

**McWhirter Realty
 Partners, LLC**
 300 Galleria Parkway
 Suite 300
 Atlanta, GA 30339
 770.955.2000

www.mcwrealty.com



**McWHIRTER
 REALTY PARTNERS**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.