

±5,700 SF Office FOR SALE OR LEASE

313 Swanson Drive
Lawrenceville, GA 30043



PROPERTY OVERVIEW

313 Swanson Drive is a solid, all-brick, **±5,700 SF office property** located in the Swanson Business Park near the intersection of Hwy 316 and Buford Drive (Hwy 20) in Lawrenceville **available for sale or lease**. The current tenant, Healthcare Professional Services Inc., has occupied the building since its construction in 2003. Property includes **25+ parking spaces, monument signage** and a **LM (Light Industrial) zoning** allowing for a variety of uses.

Swanson Business Park has enjoyed a history of high occupancy due to its strategic location and **excellent demographics**, with average HH income well above \$100,000 within one mile and above \$100,000 within five miles radius.

±5,700 SF \$950,000

Available Space

Sale Price

\$16/SF
NNN

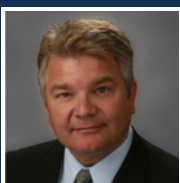
Lease Rate

IMMEDIATE

Availability

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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Front of Building



Rear of Building



Side of Building



Side Entrance



Parking Lot



Monument Signage

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Office



Breakroom



Entry/Lobby



Conference Room

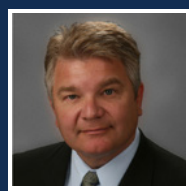


Hallway



Cubicles & Office Space

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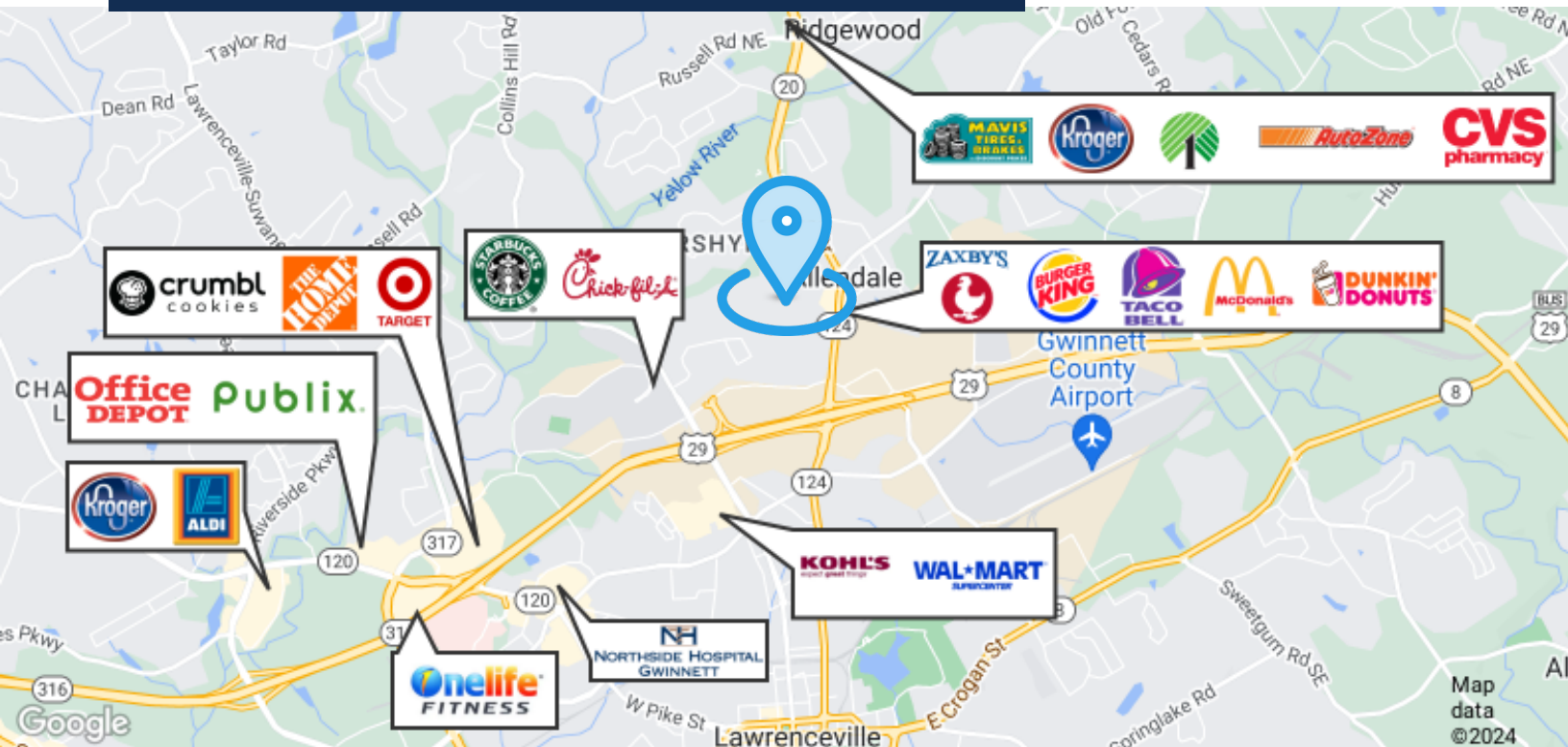


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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,999	65,431	192,172
Households	1,134	21,378	63,415
Avg. Household Income	\$128,597	\$109,983	\$113,272

Source: 2024 ESRI

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