

1959 Duluth Hwy, Lawrenceville, GA 30043

PRIME LOCATION! - 1.73 ACRE SITE - Approved Hotel / Extended Stay Hotel Site - FOR SALE

GWINNETT COUNTY BOARD APPROVED FOR HOTEL or EXTENDED STAY HOTEL

LOCATION - 1959 Duluth Hwy, Lawrenceville, GA 30043 - Directly in front of Sugarloaf Mills Mall

PROPERTY DETAILS

This 1.73 property priced at only \$1,890,000 has utilities and sewer available, and has Gwinnett County Board of Commissioner's Approval for a Hotel / Extended Stay Hotel.

The property is .5 miles from I-85 and should be highly visible for those exiting the highway looking for a good night's rest. The site's direct frontage to Sugarloaf Mills Mall on 120 / Duluth Hwy. ensures excellent visibility and easy access for guests. This strategic location enhances the hotel's potential for attracting both local and out-of-town visitors. It is only 2.5 miles from the GA 316 the main corridor between Atlanta, GA and Athens, GA where the University of GA is located. It has been verbally approved for a Fairfield Inn and Suites by Marriott, or an Everhome Suites by Choice, however, other flags may be available for the site. Extended stay hotels typically generate steady and consistent revenue due to longer guest stays. This can provide a stable income stream for investors and developers over an extended period.

High Demand: Extended stay hotels cater to a growing demand from business travelers, tourists, and individuals in need of temporary accommodations. The proximity to popular destinations like Sugarloaf Mills Mall, Gas South Arena, Gas South Convention Center, Northside Hospital Gwinnett, CoolRay Field, The Atlanta Ice Forum, shopping, restaurants, easy access to I-85 and public transportation, increase the potential customer base and boost occupancy rates. This area has a diverse mixture of office, industrial, and retail space, restaurants, shopping, healthcare, sports and entertainment venues nearby.



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