

# Terrace Park Medical Center

771 Old Norcross Road, Lawrenceville, GA 30046



[View Virtual Tour](#)

**SIZE**  
**127,442 RSF**

**PARKING RATIO**  
**4.13 per 1,000 RSF**

- Class A, multispecialty medical office building less than one mile from Northside Hospital Gwinett
- Diverse tenant roster includes Piedmont Healthcare, Georgia Eye Associates, and more
- 1st and 2nd generation suites available
- High-capacity, surface parking for patients and staff
- Covered patient drop-off and shared lobby space
- Generous Tenant Improvement Allowance with flexible terms

# Class A medical office building with Piedmont Healthcare anchor tenant.

POPULATION (5-MILE RADIUS)

229,887

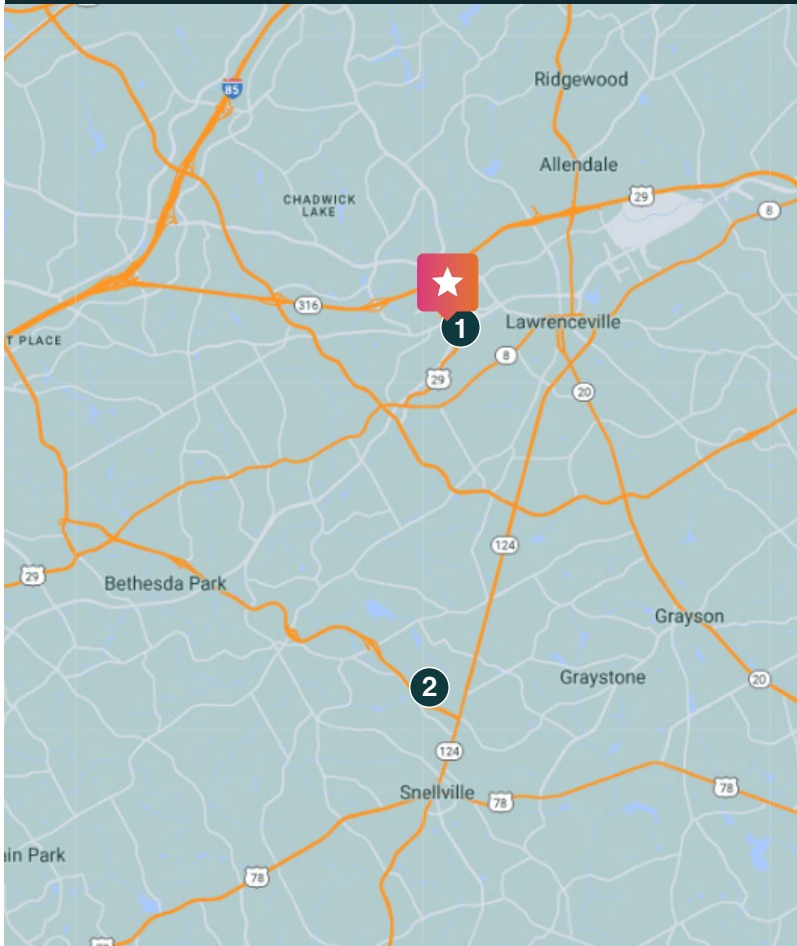
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$74,758

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

82.8%

771 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30046



#### NEARBY HOSPITALS

1. Northside Hospital Gwinett
2. Emory Healthcare

#### DISTANCE

- 0.9 mi  
8.0 mi

#### DRIVE TIME

- 5 min  
18 min

#### SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Kroger
- Grand Canyon Supermarket
- Lawrenceville Shopping Center
- Hampton Inn Lawrenceville
- Berkeley Hills Country Club
- LA Fitness
- Boulder Creek Coffee
- Starbucks
- Five Guys
- Pita Corner
- BiBa's Italian Restaurant

#### BRIAN BURKS

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