

Bellbrook Station St

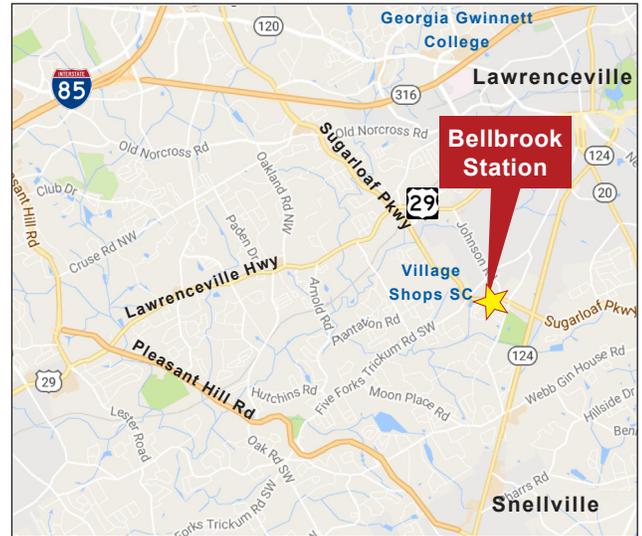
Two (2) Retail Spaces Available: 2,800 SF & 1,400 SF

Excellent Location in Growing Family Community



3157 Sugarloaf Parkway, Lawrenceville, GA 30045

- Signalized Intersection at Sugarloaf Parkway & Five Forks Trickum Road
- Heavy Daytime Traffic on Sugarloaf Parkway (Approx. 130,000 Vehicles Per Day)
- Five Forks Trickum Road Traffic Count (Approx. 28,600 Vehicles Per Day)
- Positioned in Dense Residential Trade Area
- Surrounded by Publix, Walmart, Lidl, Planet Fitness, and National Retail
- Strong Family-Oriented Community with Growing Household Incomes
- Excellent Visibility and Monument Signage Opportunity
- 14,430 SF Neighborhood Retail Center



FOR LEASE

Demographics

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population (2026)	82,300	228,500	710,200
Annual Pop Growth (2030)	86,400	240,900	744,800
Projected Growth 2026-2030	1.2%	1.3%	1.2%
Total Households (2026)	27,900	74,800	237,600
Average Household Income	\$109,850	\$104,300	\$101,900

Traffic Count

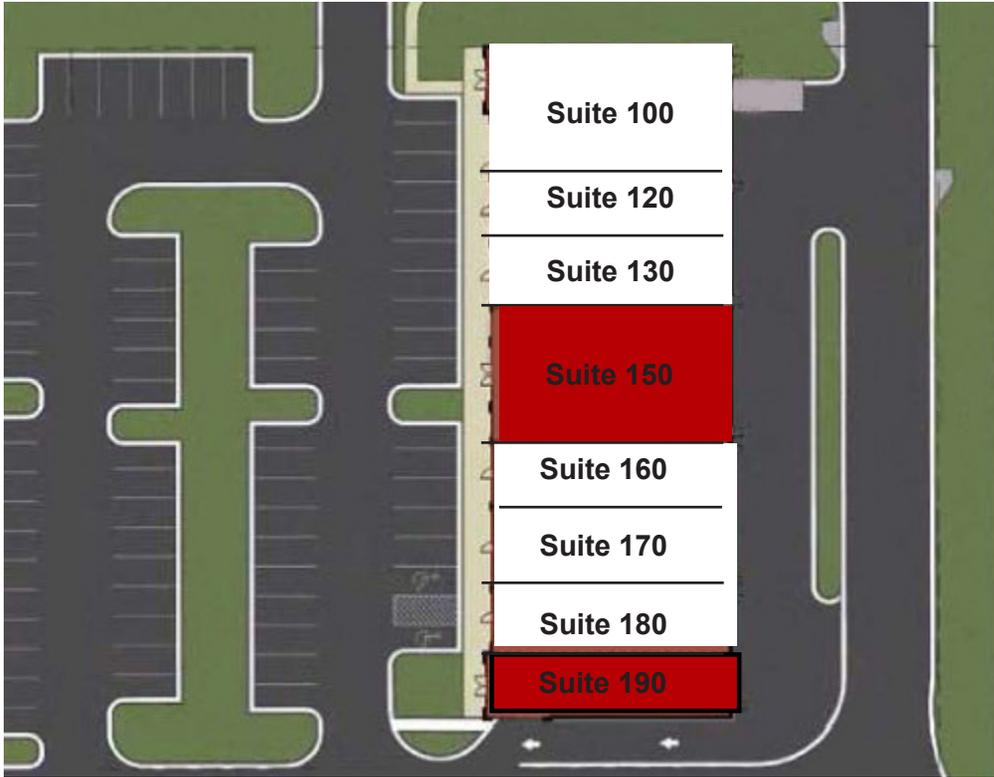
130,000VPD Sugarloaf Parkway

FOR MORE INFORMATION, CONTACT:

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770.594.1309 Office

LEASE AT
Bellbrook Station
3157 Sugarloaf Parkway, Lawrenceville, GA 30045



- Suite 100 - Johnny's Pizza
- Suite 120 - Boba Tea Suite
- 130 - ATL Services
- Suite 150 - AVAILABLE**
- Suite 160 - Expedia
- Suite 170 - 5 Star Hair
- Suite 180 - Yoga / Pilates
- Suite 190 - AVAILABLE**

14,430 GLA



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