



## FOR SALE

725-729 Scenic Hwy S, Lawrenceville, GA 30046

- 3-acre BG zoned site – flexible uses including gas station potential
- 12,000 SF storage facility (78 units) with expansion up to ~70,000 SF
- Adjacent 3,000 SF medical office – ideal for owner-user or rental income
- Approved conditional use supports large-scale storage development
- Value-add opportunity with multiple exit strategies (development, income, hybrid)
- High-demand corridor with strong demographics and traffic drivers

### Location Highlights

- 205,000+ population within (5 mi)
- \$110K+ avg HH income (2 mi)
- Minutes to Sugarloaf Mills & The Shoppes at Webb Gin
- ~6 miles to Walmart retail hub
- Immediate access to Hwy 20, 29, 316 & Sugarloaf Pkwy

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