



FOR LEASE

# 3984 Lawrenceville Highway | Free Standing Retail

3984 Lawrenceville Highway Tucker, GA 30084

Widespread Commercial, LLC | [www.widespreadgroup.com](http://www.widespreadgroup.com) | 1816 Briarwood Industrial Ct, Suite A, Brookhaven, GA 30329 | 404.465.3941



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	1
Available SF:	7,330 SF
Building Size:	7,330 SF

### Danny Glusman

Broker

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## Property Description

±7,330 square feet of freestanding retail space available for lease with ample surface parking. The building offers a wide-open floor plan with full-width storefront glazing, two restrooms, dedicated storage, and private back-office rooms – providing a flexible canvas for a variety of users including specialty retail, medical or dental office, urgent care, personal services, fitness, laundromat, or food and beverage concepts.

Located directly on Lawrenceville Highway (US-29/SR-8) with a verified AADT of 24,300 VPD (GDOT 2024) and future projections of 30,600 VPD – delivering strong daily exposure for any retail or service operator.

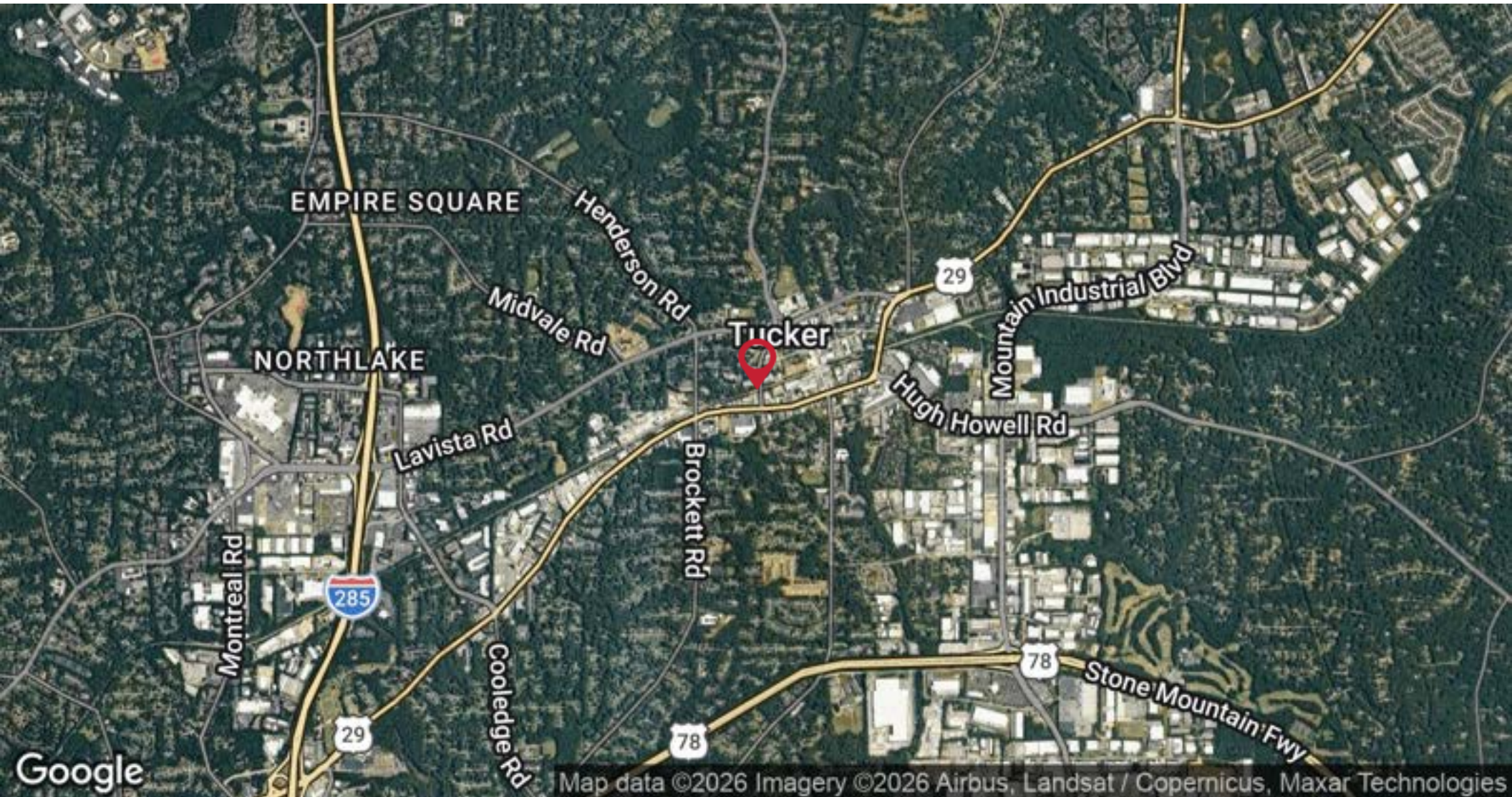
## Property Highlights

- ±7,330 SF Freestanding Retail Building
- \$20.00/SF NNN
- Zoned DT-2 – City of Tucker Downtown Corridor
- 24,300 VPD on Lawrenceville Highway (GDOT 2024)
- Full-Width Storefront Glazing | High Visibility Façade
- Open Floor Plan | Flexible for Multiple Uses
- Ample Surface Parking
- Immediately Available



**WIDESPREAD**  
COMMERCIAL GROUP

# Location Map



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## Additional Photos



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It turns out. you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the **Media Tab**)

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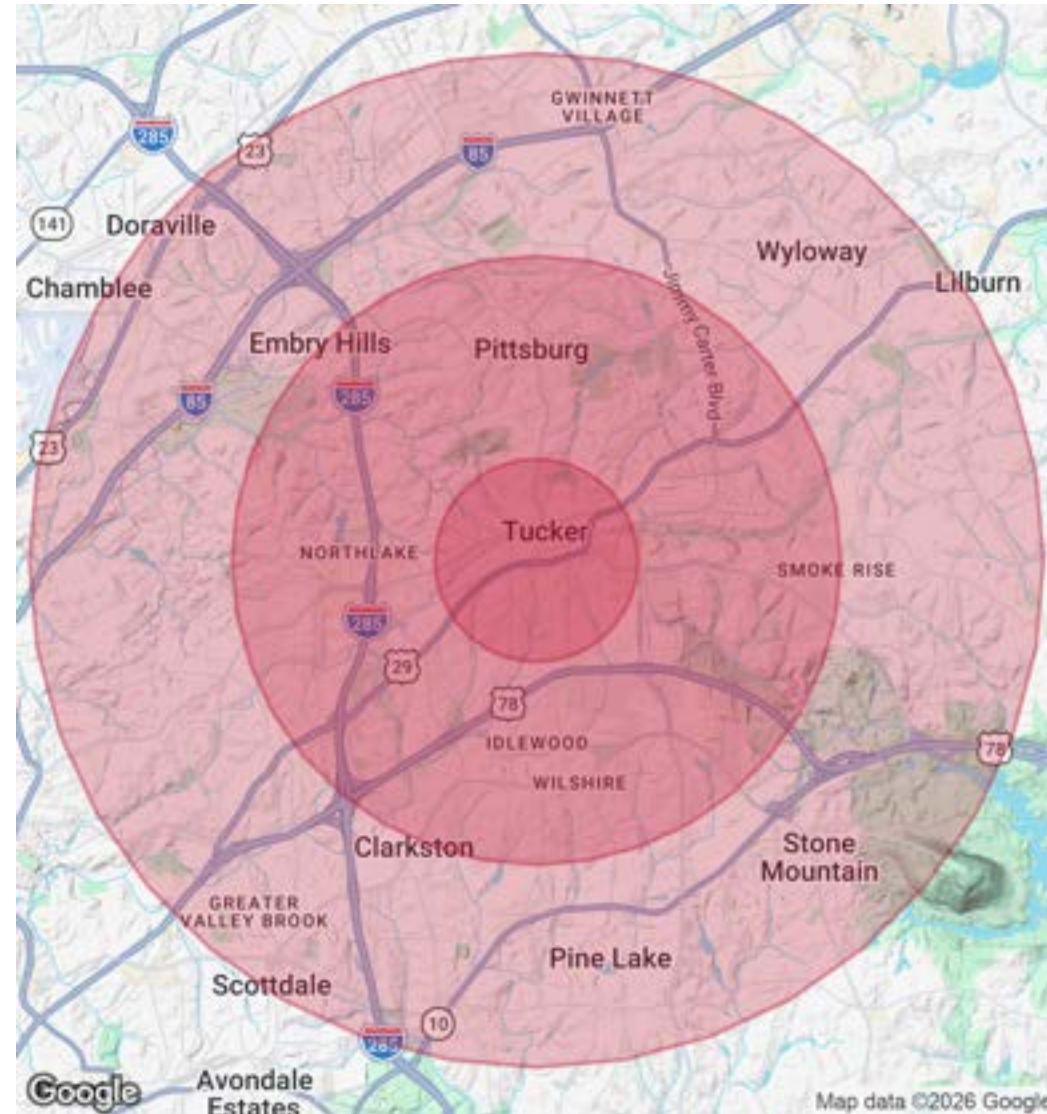
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,438	86,457	264,254
Average Age	45.9	37.7	35.6
Average Age (Male)	40.2	36.1	34.7
Average Age (Female)	48.9	39.3	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,569	31,754	94,011
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$106,084	\$104,328	\$95,739
Average House Value	\$333,704	\$349,345	\$351,950

2023 American Community Survey (ACS)



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## Danny Glusman

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## Professional Background

With over 25 years of experience in commercial real estate and as a principal in a development firm, I've gained a deep understanding of the strategies that drive success. Observing top brokers up close, I've studied what sets them apart and refined my own approach by learning from the best.

Early on, I was fascinated by how some brokers consistently generate higher offers. Through market experience managing portfolios and making strategic investments, I reinforced my belief in collaboration and a strong client focus. My firm operates with an owner's mindset, providing strategic services tailored to property owners' needs.

A key differentiator in my approach is local-level marketing. By working closely with agents regionally and statewide, I ensure that every property reaches a wide audience, leading to higher offers and faster transactions. As a commercial broker, I aim to deliver a service that mirrors how an owner would want their property sold—efficiently, professionally, and with attention to detail.

With my expertise in commercial real estate, development, and strategic marketing, I continue to help clients navigate the complexities of buying, selling, and investing in commercial properties.

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