

FOR SALE 5 AC ZONED C-2 LAWRENCEVILLE

1760 & 1768 Duluth Highway,
Lawrenceville, GA 30043

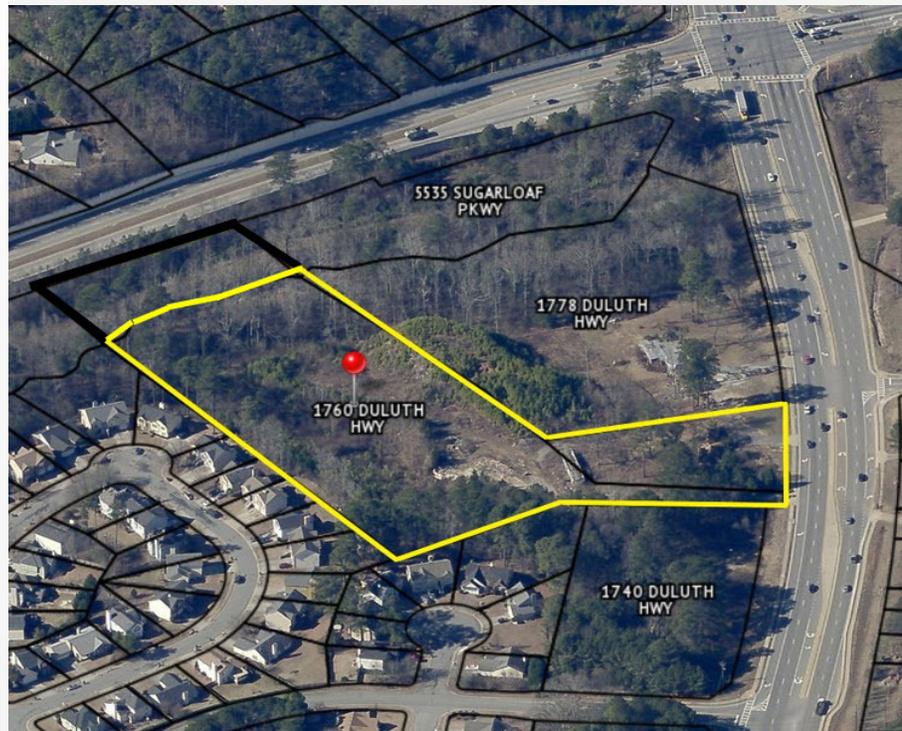
PRESENTED BY:

MATT LEVIN, CCIM

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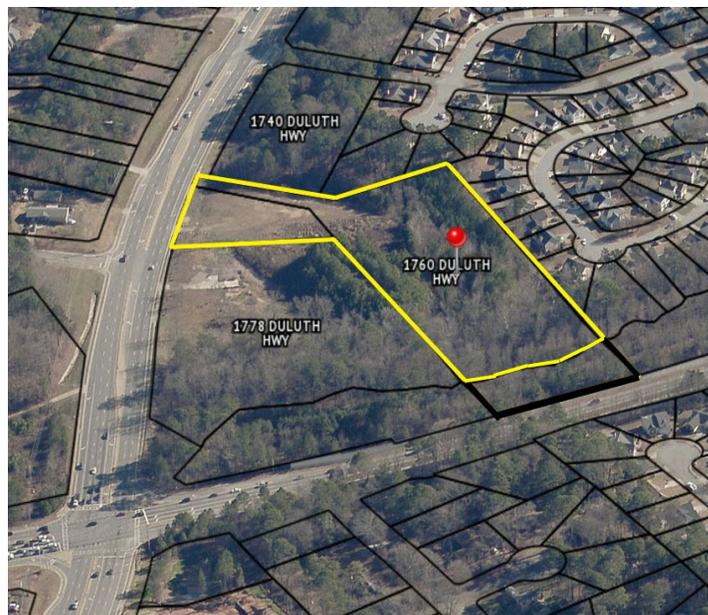


ADDRESS	1760 & 1768 Duluth Hwy
PARCEL SIZE	5 Acres
ZONING / FRONTAGE	C-2 / 237' frontage
UTILITIES	All utilities available
INGRESS / EGRESS	Right in / Right out
TRAFFIC COUNT	20,300 VPD
TAX ID	R7073-001A&R7073-105

For sale is a 5 acre parcel of vacant land zoned C-2 on Duluth Highway in Lawrenceville. The topography is level at the front; sloping toward the rear with a stream and floodplain at the rear. With 237 feet of frontage on Duluth Highway, the site is visible by 20,300 vehicles per day. The site access is a right in/right out. The adjacent properties both have a median break access should an easement be obtained.

Duluth Highway is a four lane east-west artery with center median, connecting Duluth and Lawrenceville with an interchange at Interstate 85. Along this dense corridor are Northside Gwinnett Medical Center, Sugarloaf Mills Mall and Gwinnett Technical College and within a 2 mile radius are the Gas South Arena, Georgia Gwinnett College and Gwinnett County Airport.

The Gwinnett County population increased by 18.9% from 2010 to 2020, the second largest growing county in Georgia and more than twice the U.S. population 7.6% growth.

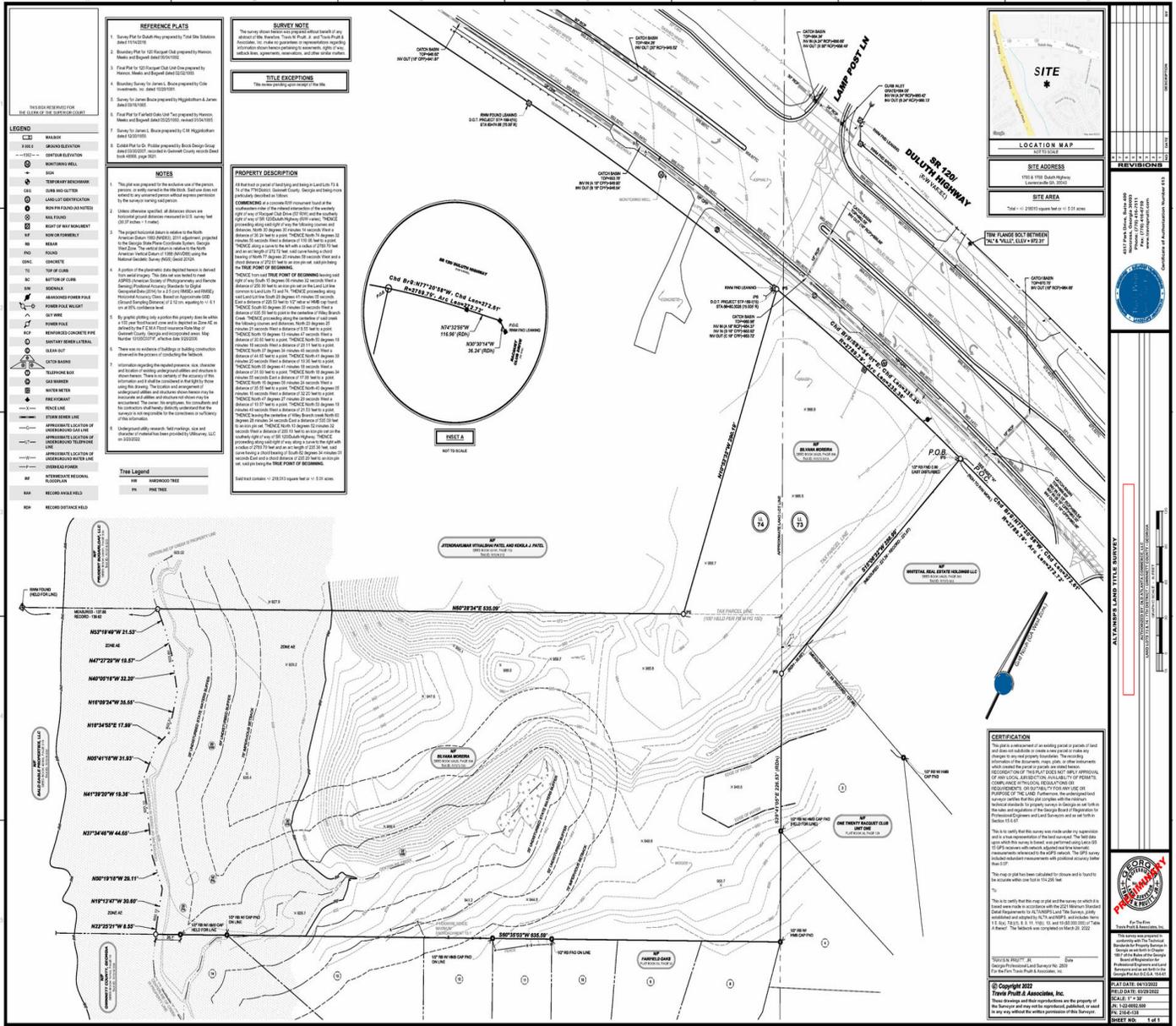


- 5 acre parcel zoned C-2 Gwinnett County
- 237' frontage with right-in/right-out access
- 20,300 traffic count Duluth Highway
- All utilities available
- Zoning uses include retail, townhome, medical and senior living
- Second largest growing county in Georgia
- 73,000+ 3 mi. pop. \$76,000+ Avg HH Income

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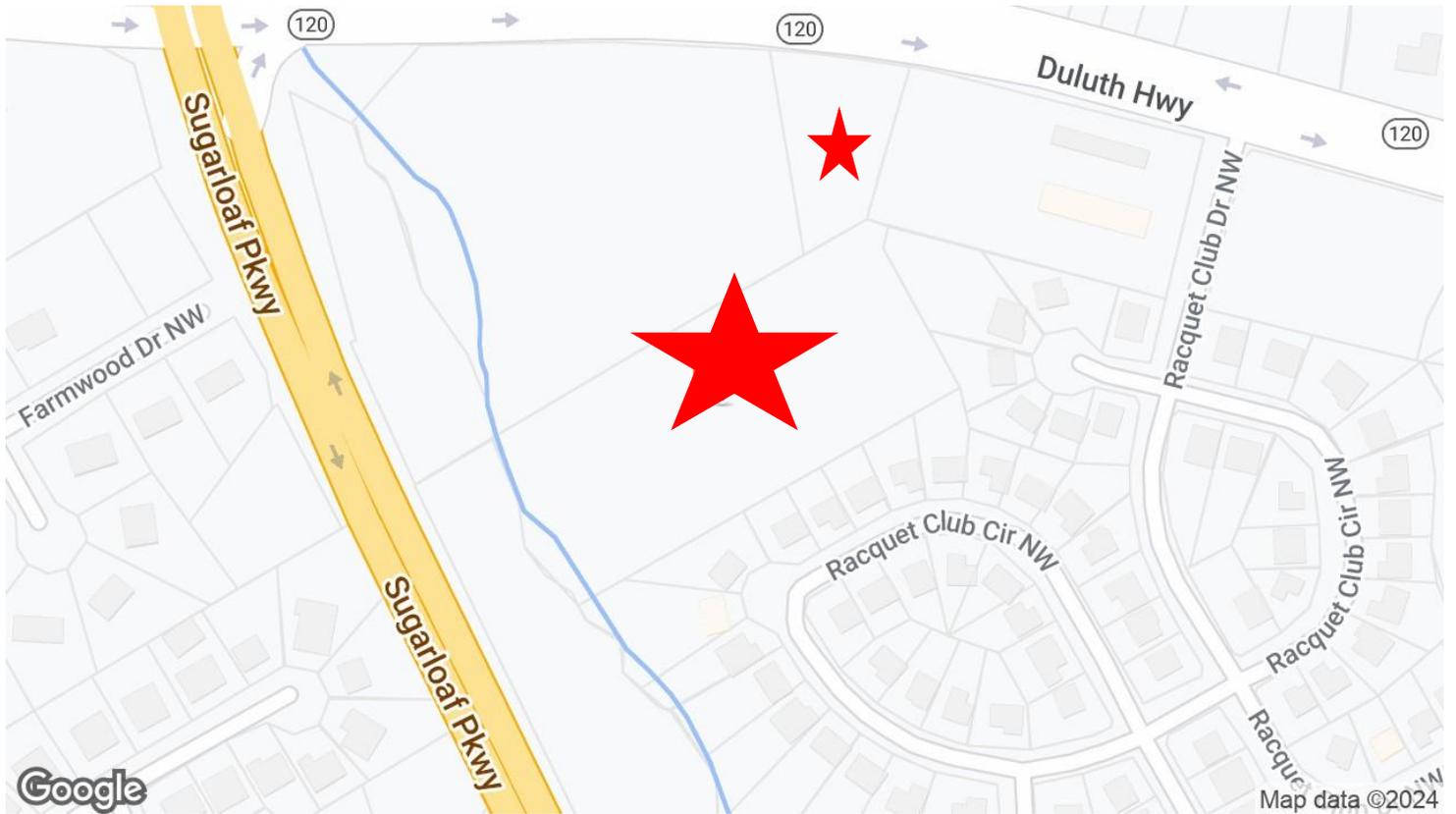
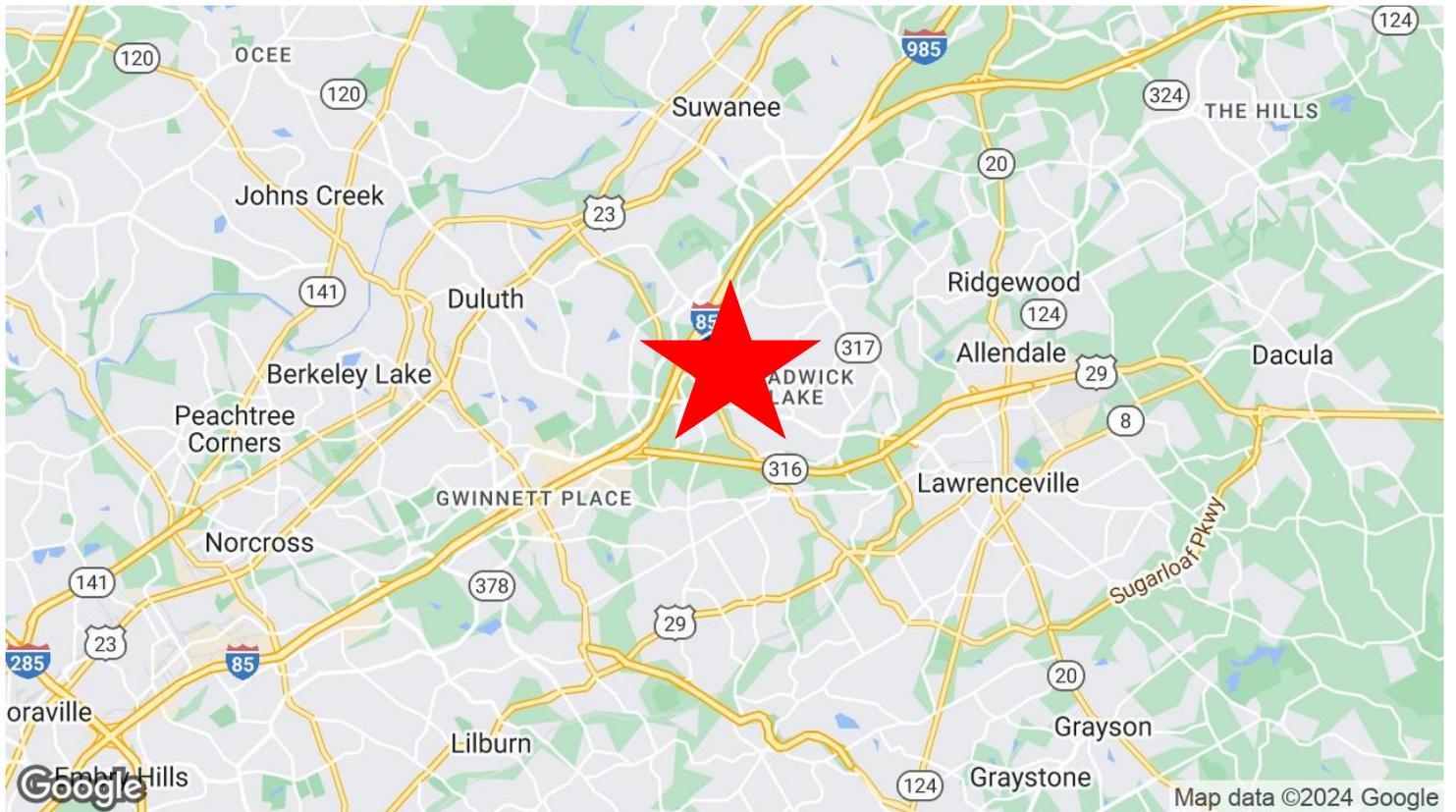
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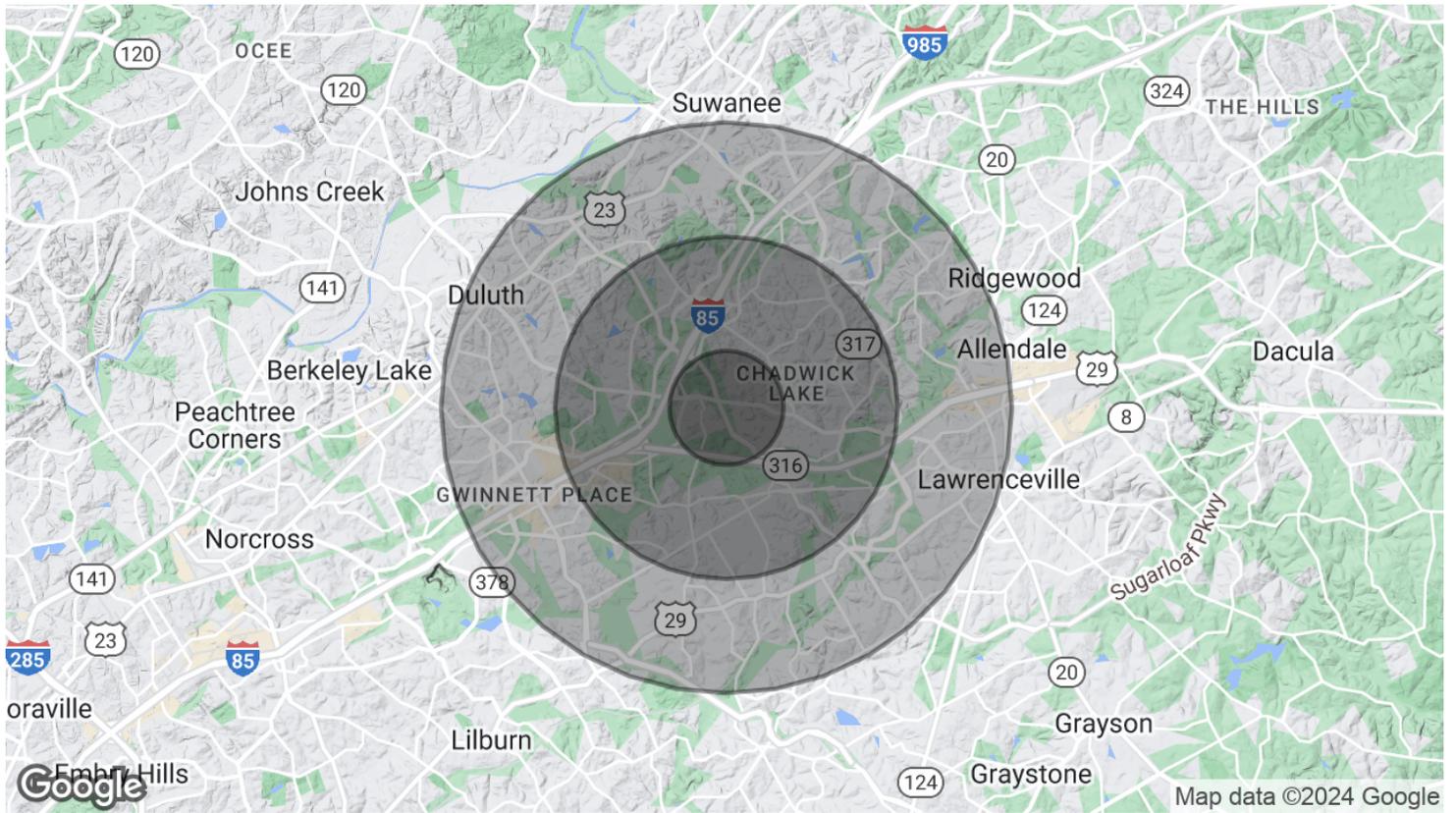
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5 ACRES ZONED C-2 LAWRENCEVILLE 1760 Duluth Highway Lawrenceville, GA 30043

CRYE-LEIKE COMMERCIAL



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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,530	73,965	197,997
AVERAGE AGE	32.1	32.8	32.5
AVERAGE AGE (MALE)	30.6	31.7	31.4
AVERAGE AGE (FEMALE)	34.0	34.0	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,084	24,989	67,754
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$68,686	\$76,967	\$74,313
AVERAGE HOUSE VALUE	\$155,073	\$242,566	\$234,538

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matthew was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and performed in the top 100 of advisors nationally. Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million commercial real estate non-performing loan portfolio manager for the Federal Deposit Insurance Corporation (FDIC).

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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