

LAWRENCEVILLE, GEORGIA



MARTINS CHAPEL SHOPPING CENTER

Sugarloaf Pkwy at Martins Chapel Rd, Gwinnett County



2022 Demographics

	1 mile	3 mile	5 mile
Population	4,551	54,260	132,452
Pop Growth (22-27)	1.01%	0.87%	0.85%
Avg. HH Income	\$109,204	\$103,403	\$109,291
Median Age	33.7	33.4	34.9
Households	1,273	16,016	40,739

- **118,314 SF KROGER ANCHOR**
- **18,780 SF RETAIL / OFFICE / RESTAURANTS**
- **OUTPARCELS AVAILABLE**
- **NEW SUGARLOAF INTERCHANGE**
- **GROWTH CORRIDOR**

GDOT 2022 Avg. Daily Traffic Counts

Sugarloaf Pkwy West:	31,300
University Pkwy (GA 316):	38,600



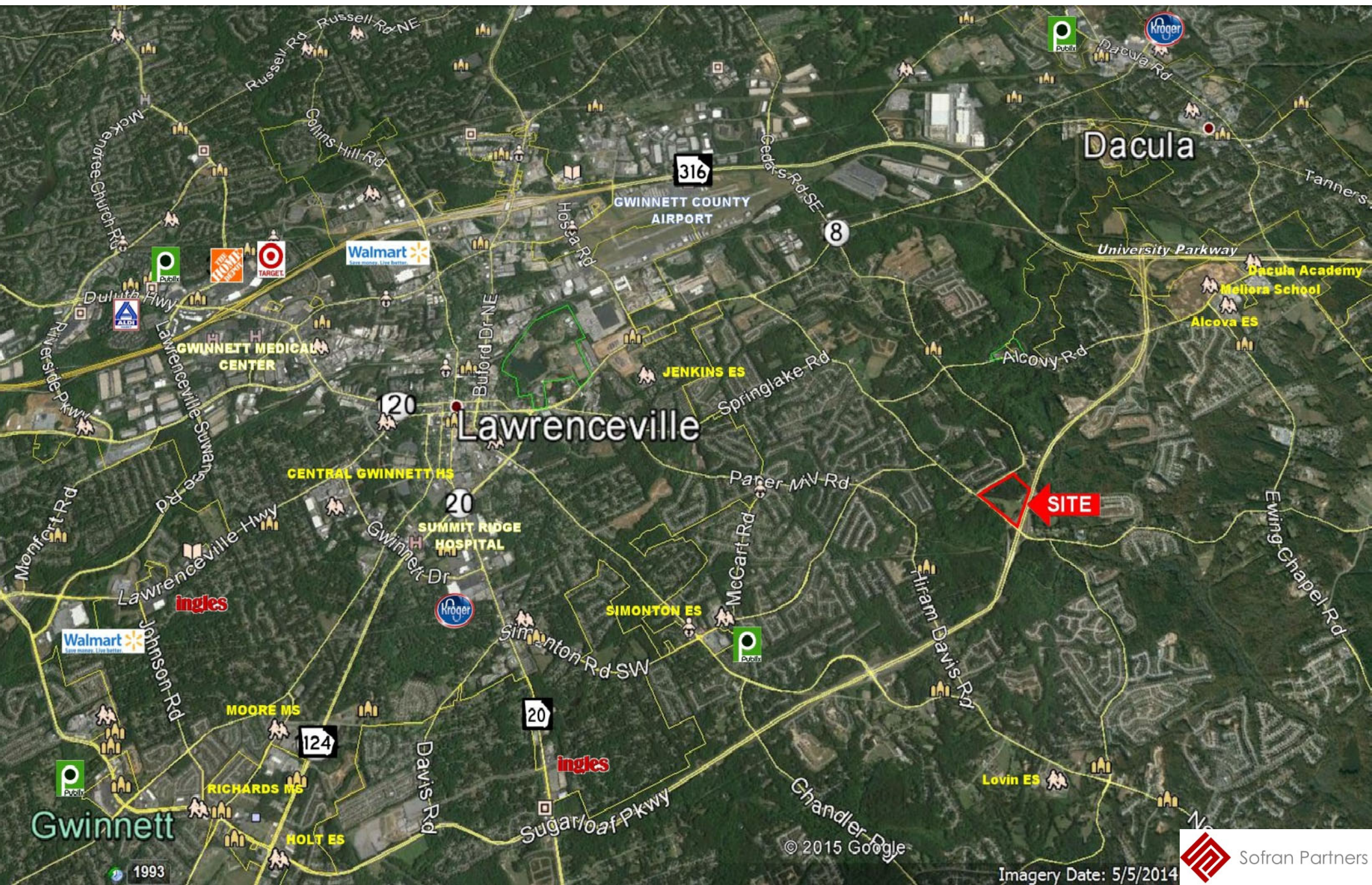
Sofran Partners

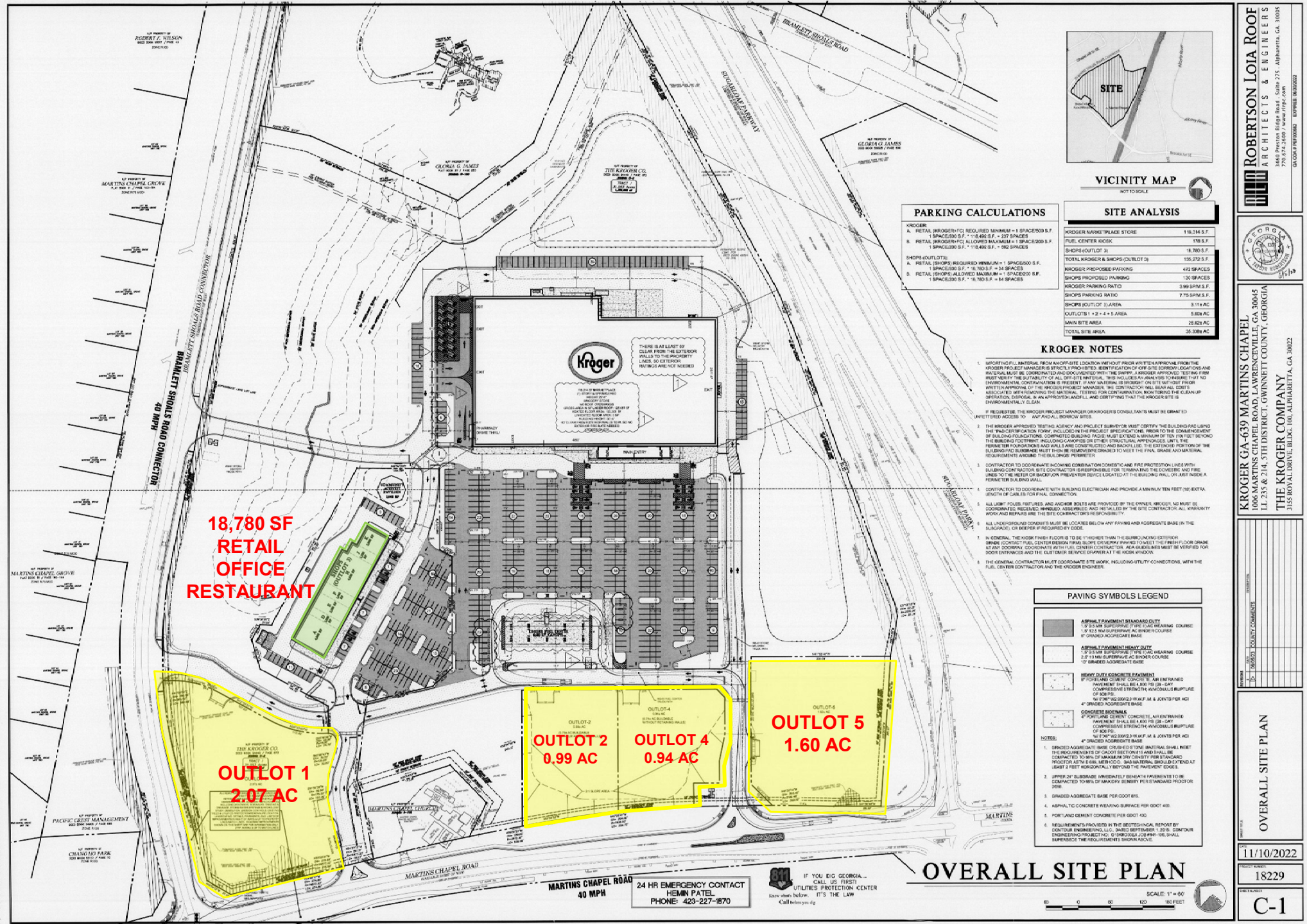
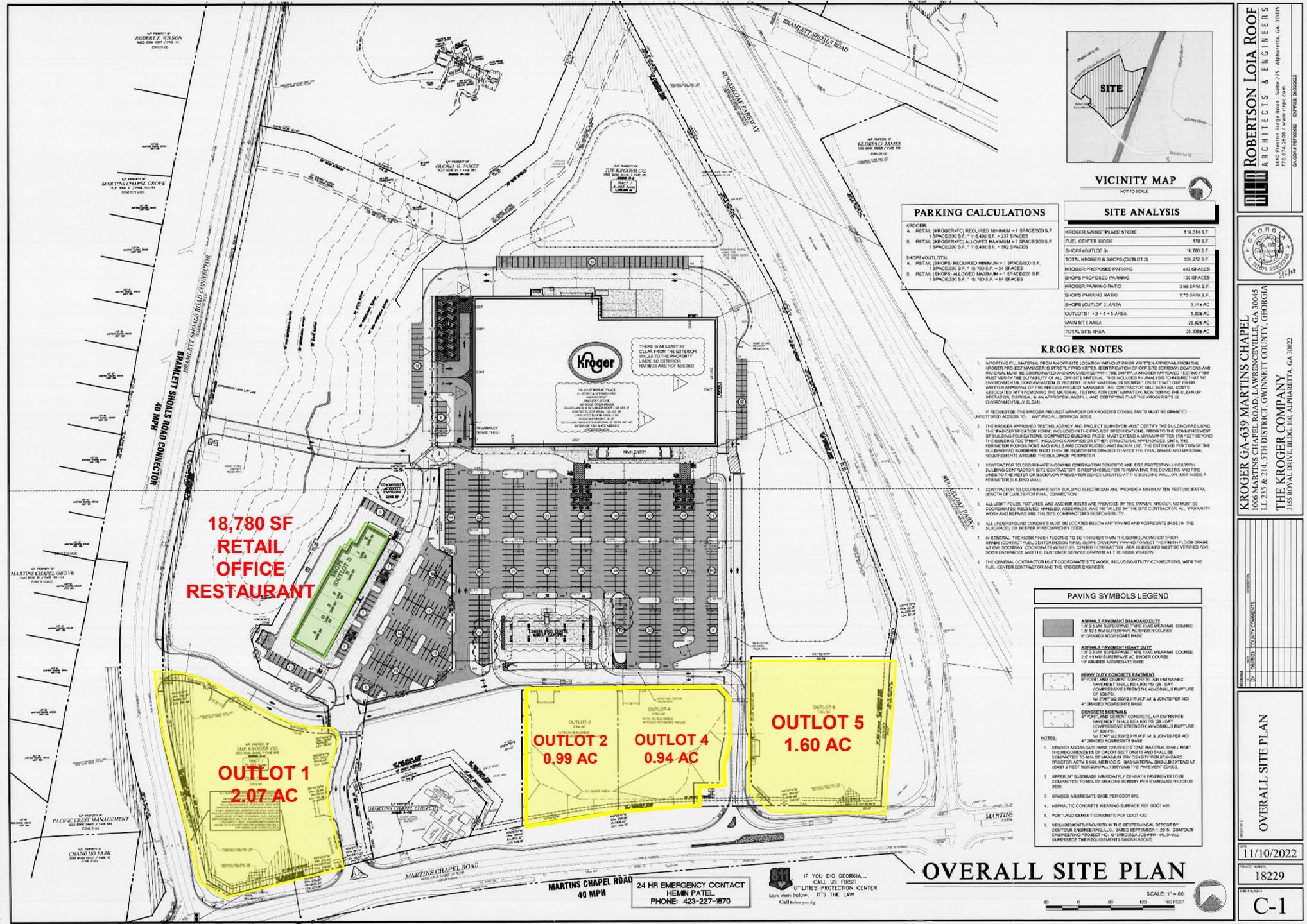
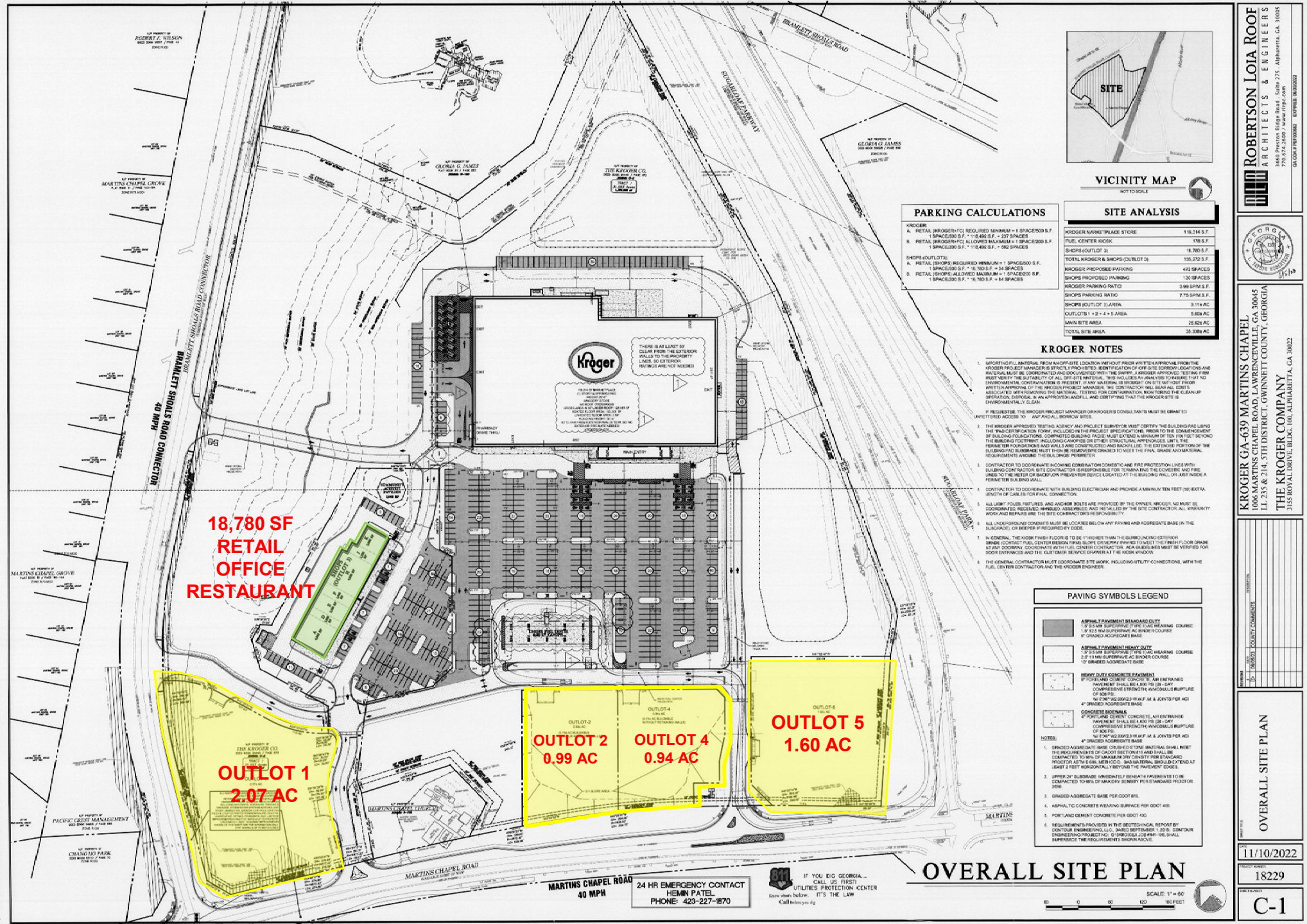
Roy Martin

245 W Wieuca Rd NE, Suite 230, Atlanta, Georgia 30342

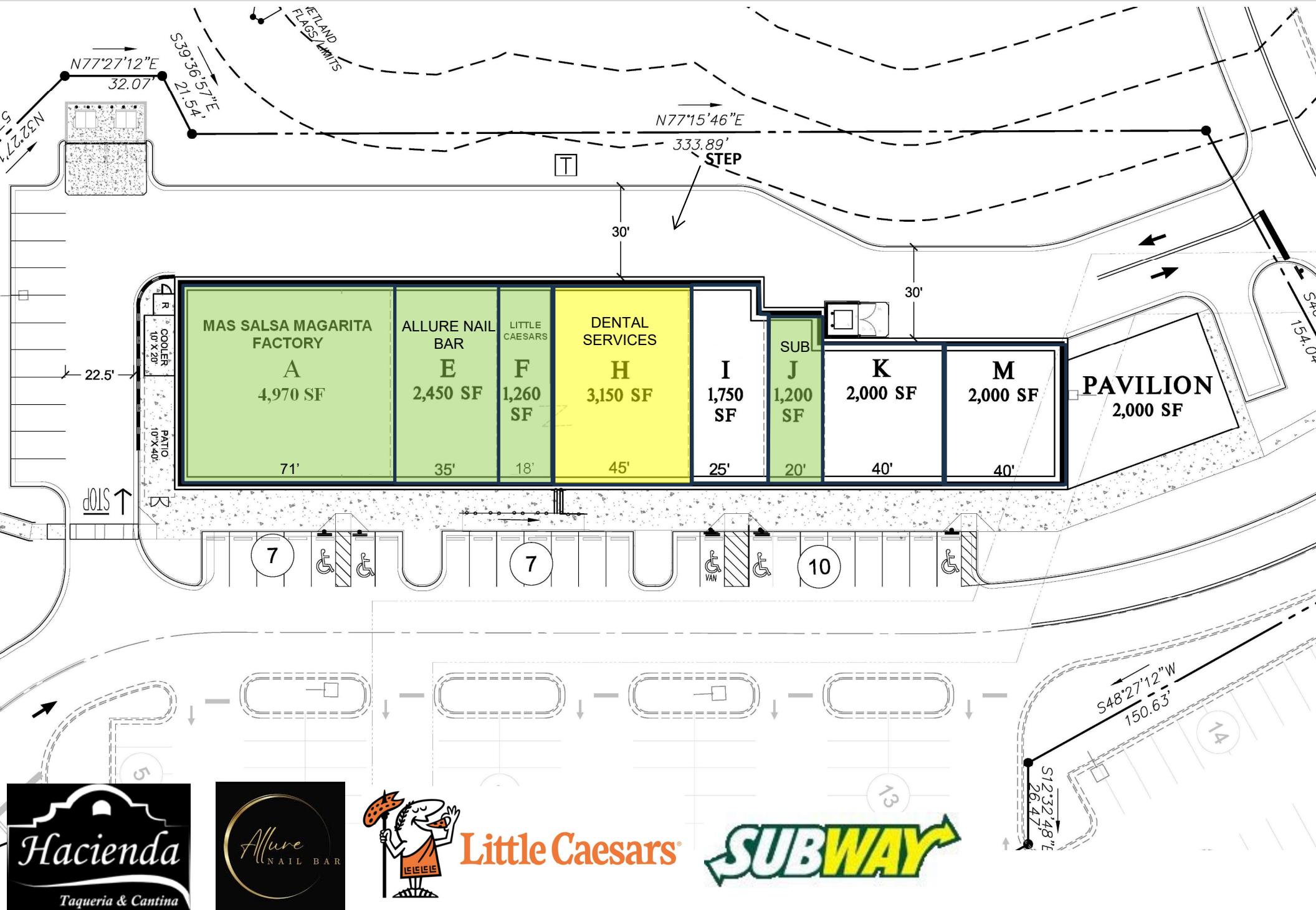
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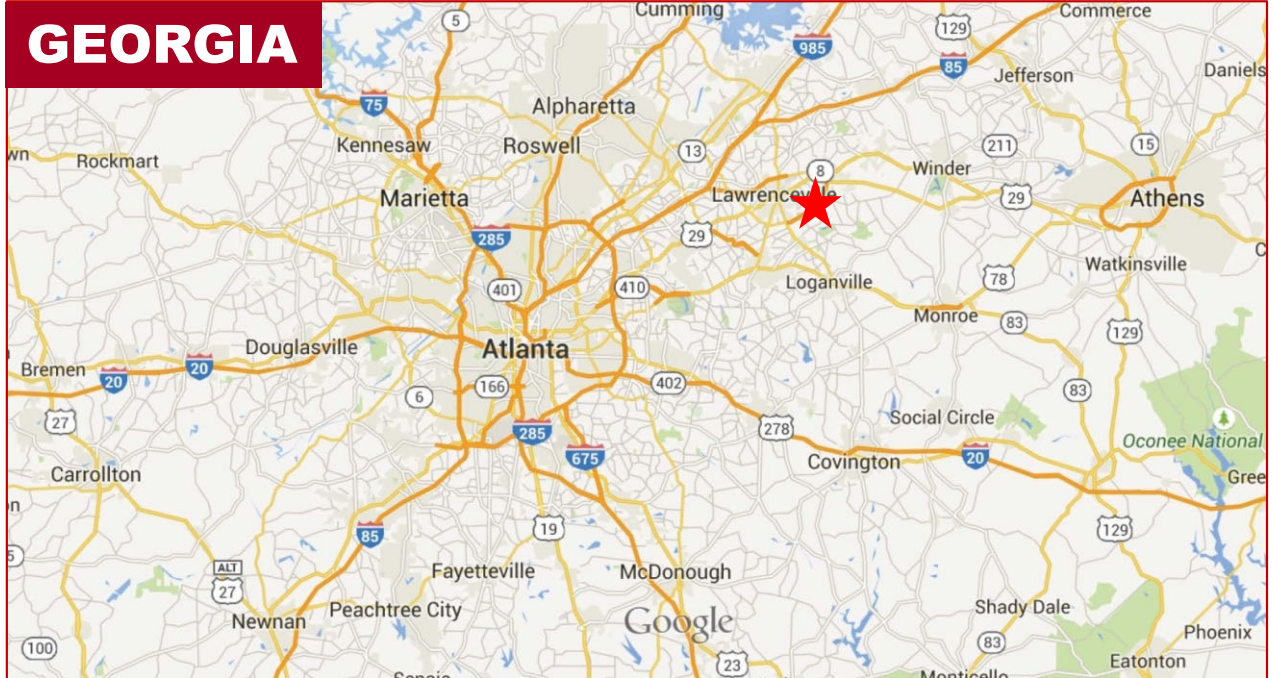




MARTINS CHAPEL LEASE PLAN



GEORGIA



LAWRENCEVILLE AREA



SITE



990 Martins Chapel Rd, Lawrenceville, GA 30045