

# GWINNETT CROSSROADS

1025 Old Peachtree Road NW, Lawrenceville, GA 30043  
Gwinnett County



## HIGHLIGHTS

County: Gwinnett  
Type: HRS

## CONTACT

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Outparcel development opportunity in Metro Atlanta immediately east of interstate 85 in the affluent Lawrenceville submarket. Thoughtfully located in close proximity to the University of Georgia Gwinnett campus with 11,000 students enrolled annually. Local retail attractions include Sugarloaf Mills, with such national retailers as Burlington, Bass Pro Shops, American Freight Furniture, and Saks Fifth Avenue Off 5th. Surrounding household incomes of \$110,000 in a 3 mile radius demonstrate the financial strength of local residents and need for additional retail options in the area.

## DEMOGRAPHICS

Population  
Daytime Population  
Households  
Average Household Income (\$)  
Median Household Income (\$)  
Median Age

## 1 MILE

9,647  
7,659  
3,583  
130,641  
100,819  
35

## 3 MILES

72,727  
46,578  
24,875  
122,990  
91,718  
35

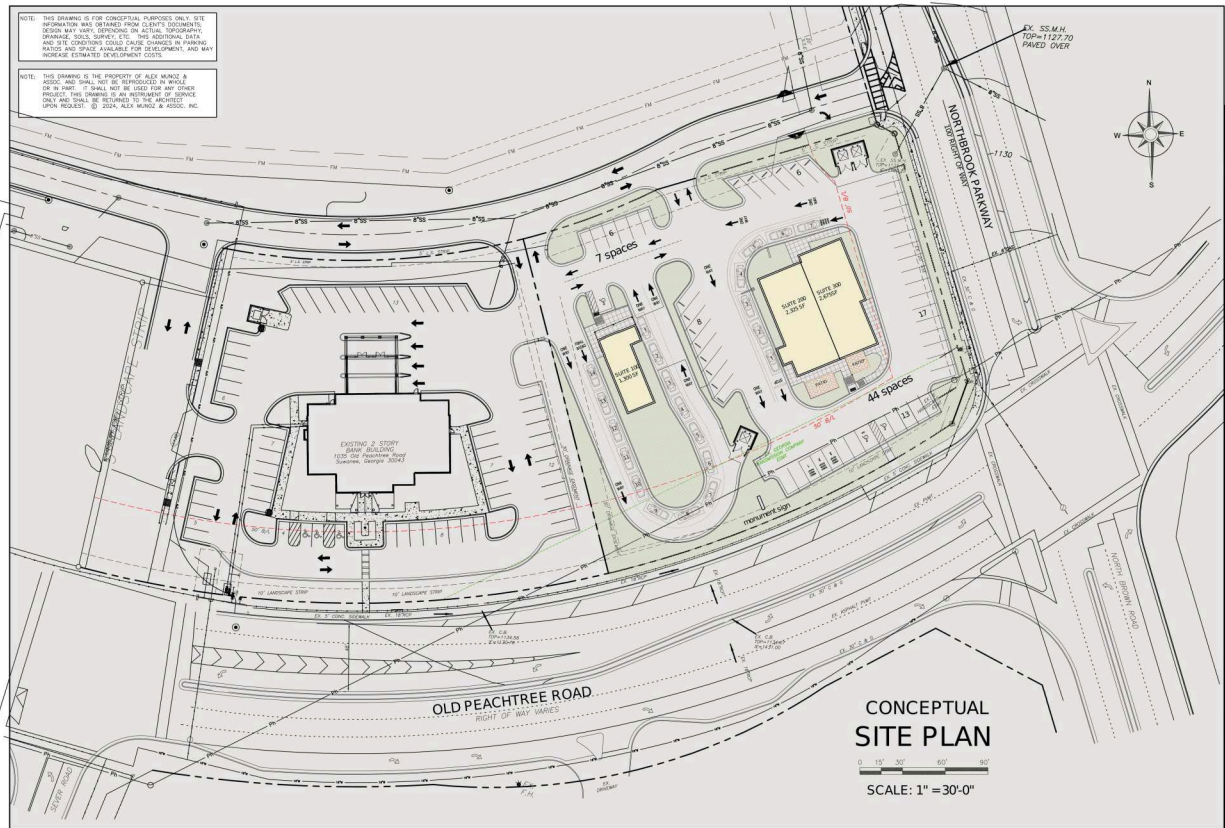
## 5 MILES

217,228  
104,460  
75,734  
110,984  
80,931  
35

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ALEX MUÑOZ & ASSOCIATES, Inc.  
ARCHITECTURE  
INTERIOR DESIGN  
SITE PLANNING

**RETAIL CENTER**  
1025 OLD PEACHTREE RD & NORTHBROOK PARKWAY  
GWINNETT COUNTY, GEORGIA

SK-10.1  
JANUARY 26, 2024