

GWINNETT CROSSROADS

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



HIGHLIGHTS

County: Gwinnett
Type: HRS

CONTACT

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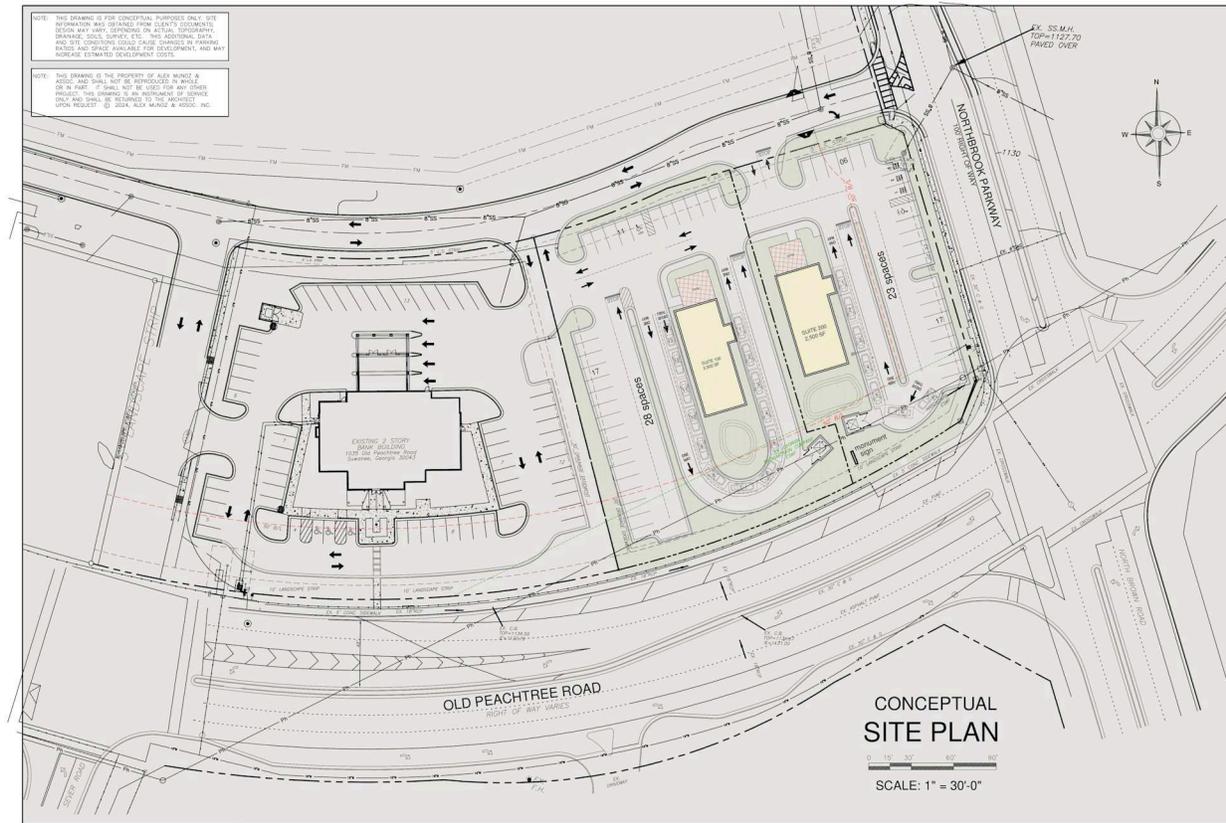
Outparcel development opportunity in Metro Atlanta immediately east of interstate 85 in the affluent Lawrenceville submarket. Thoughtfully located in close proximity to the University of Georgia Gwinnett campus with 11,000 students enrolled annually. Local retail attractions include Sugarloaf Mills, 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

	1 MILE	3 MILES	5 MILES
Population	7,429	62,898	174,317
Daytime Population	1,352	18,167	64,453
Households	2,856	21,458	57,454
Average Household Income (\$)	101,979	134,533	132,525
Median Household Income (\$)	76,309	102,332	101,072
Median Age	38	38	38

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

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

SK-11
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