



## Freestanding Commercial Building For Sale or Lease

### PROFILE

28,000 square feet currently divided into 3 suites:

- Suite A - 20,000 SF has showroom, office and warehouse/installation space with 4 drive-in overhead doors at the rear as well as another overhead door in a raised loading dock.
- Suites B and C - Each have 4,000 square feet and an overhead drive in door at the back service area
- 3 acre site with ample parking both front and back

### LOCATION

- Located just off of I-85 at exit 103, Steve Reynolds Blvd.
- Adjacent to Costco, Kohl's, American Signature Furniture, Big Lots, Dave and Buster's and the PGA Tour Superstore
- Strong demographics with over 217,000 residents in a 5 mile radius
- In the center of the Gwinnett Place Community Improvement District, a coalition of "Hundreds of commercial property owners in greater Gwinnett Place who have joined their efforts to see Gwinnett County's Central Business District remain **The Place to Be.**"



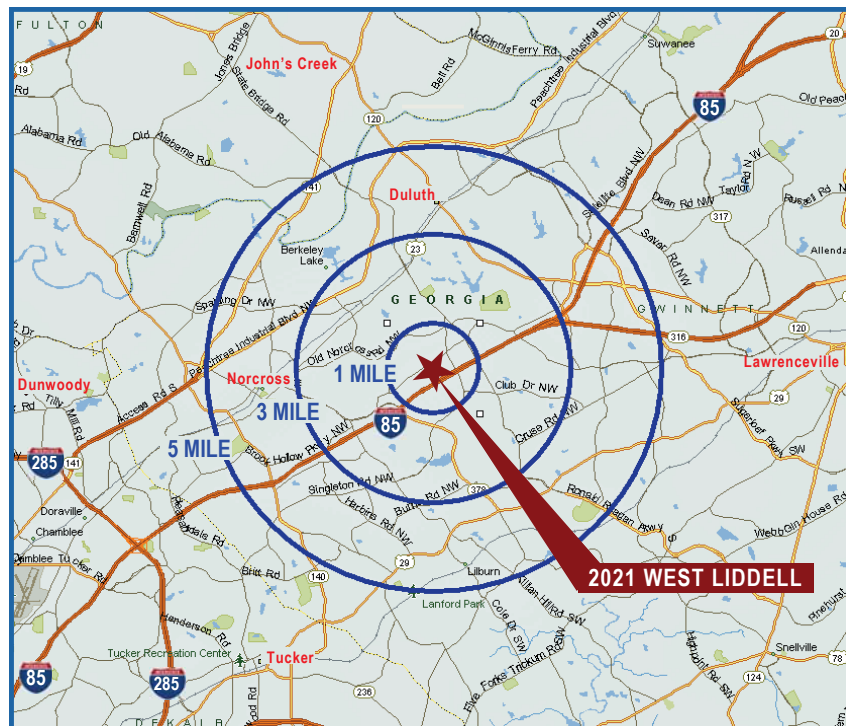
Find out more about GPCID:

Visit the GPCID website:  
[www.gwinnettplacecid.com](http://www.gwinnettplacecid.com)

Download printable GPCID info:  
[Gwinnett Place area prospectus](#)



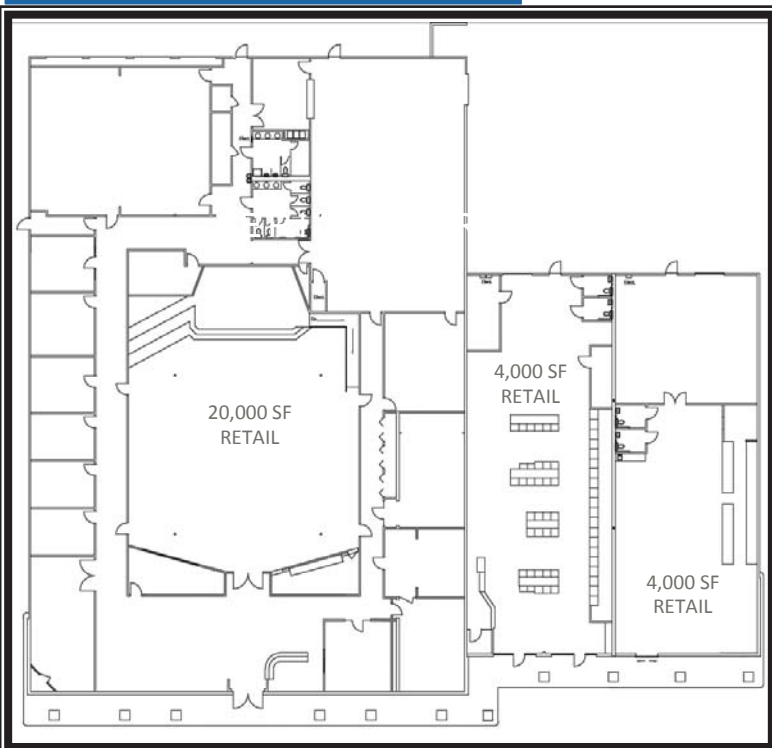
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2013)	12,427	86,282	217,525
Households	4,683	30,451	73,732
Average HH Income	\$46,934	\$55,449	\$65,129



AERIAL PERSPECTIVE



FLOOR PLAN



SURVEY

