



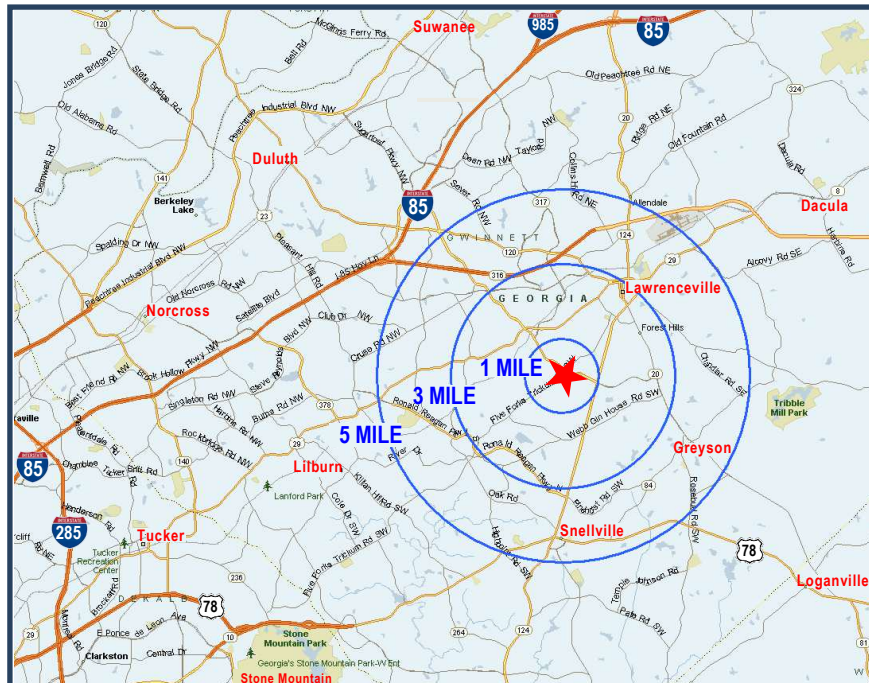
1430 Five Forks Trickum Road  
Lawrenceville, GA 30044

## PROFILE

- 29,775 Square foot retail center built in 2000
- Tenants include Frontera Mex Mex Grill, Allstate and Georgia Family Care
- Current Availability:
  - ◆ Suite 220 - 2000 SF - Available 12-1-21

## LOCATION

- Located at the intersection of Sugarloaf Parkway and Five Forks Trickum Road in Lawrenceville
- Directly across from a Publix anchored center
- Strong demographics with household incomes exceeding \$100,000 in a 1 and 3 mile rings
- High visibility from both Sugarloaf Parkway and Five Forks Trickum with traffic counts over 50,000 VPD combined
- Excellent parking with over 200 spaces

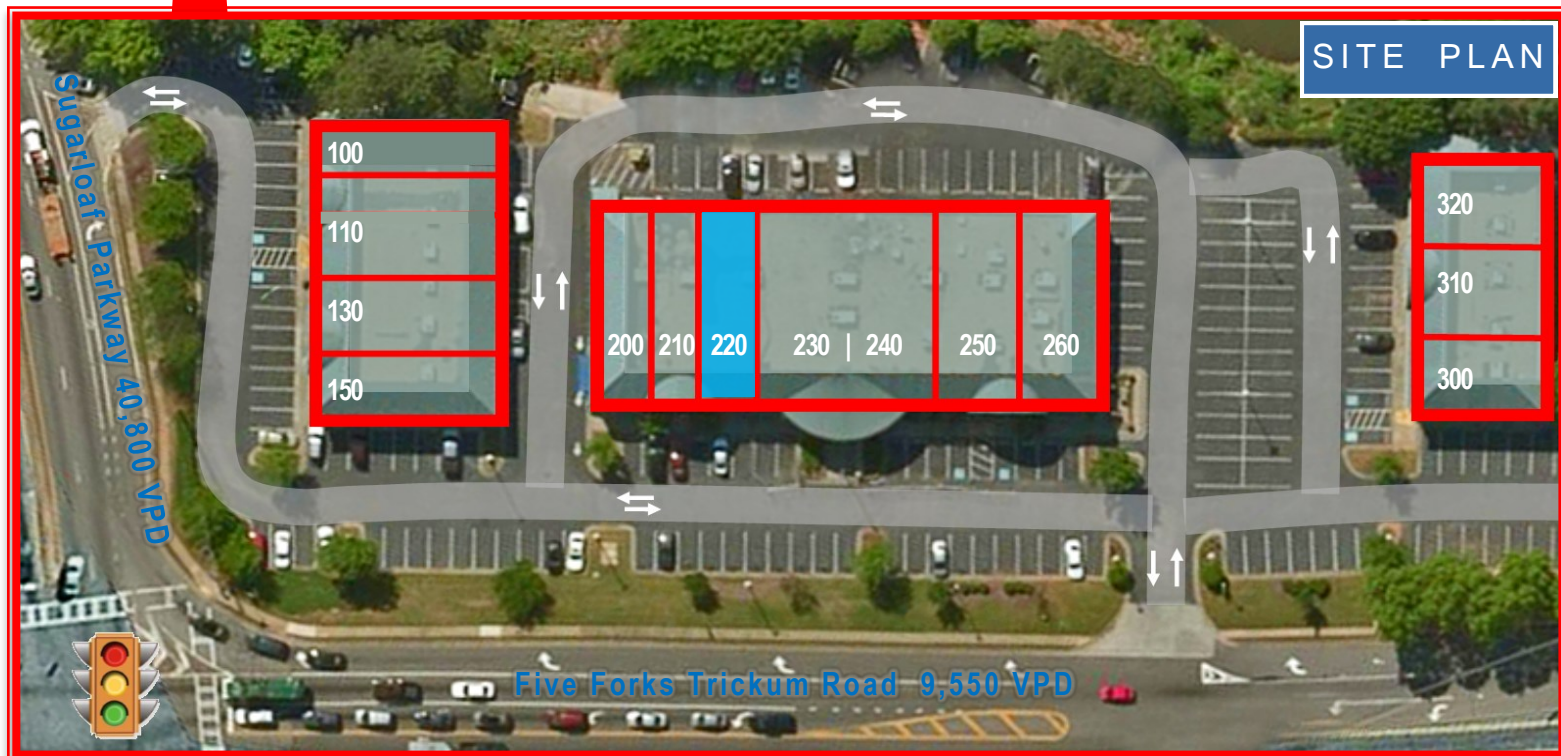


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2021)	11,959	76,048	209,412
Households	3,684	25,168	68,486
Average HH Income	\$101,799	\$98,133	\$92,561

## AERIAL PERSPECTIVE



## SITE PLAN



### TENANT ROSTER

Suite 100 The Best Hair Salon  
 Suite 110 Nail Fervour  
 Suite 130 Bee Bare Brazilian Wax  
 Suite 150 HL Computers

Suite 200 Flowers Cleaners  
 Suite 210 Meadows Clinic Lawrenceville  
**Suite 220 AVAILABLE 12-1-21 2,000 SF**  
 Suite 230 Frontera Mex Mex Grill  
 Suite 250 Spring Massage  
 Suite 260 Athens Grill

Suite 300 Challenge 2 Get Fit  
 Suite 310 Allstate Insurance  
 Suite 320 Aladdin Grocery