

Lawrenceville Town Center

Grayson Hwy (GA Hwy 20) & Gwinnett Dr
455 Grayson Hwy
Lawrenceville, GA 30045

Center Type: Community
GLA: 322,258

Leasing Contact

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888-877-4014

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PROPERTY HIGHLIGHTS

- Grocery-Anchored Center: 322,258 SF shopping center anchored by Kroger Supermarket and Fuel Center, driving consistent daily traffic.
- Prime Intersection: Strategically located at the intersection of Grayson Hwy (GA Hwy 20) and Gwinnett Dr with excellent accessibility.
- Strong Demographics: Serves an affluent trade area with average household incomes exceeding $94,000 within a 5-mile radius.
- Dense Residential Base: Minutes from downtown Lawrenceville and surrounded by a highly populated residential community.
- High Traffic Counts: Benefits from approximately 38,000 vehicles per day along Grayson Hwy (GA Hwy 20).

DEMOGRAPHICS

	1M	3M	5M
POPULATION	8,264	81,391	198,860
HOUSEHOLDS	3,414	25,637	62,056
AVG HH INCOME	$67,636	$103,846	$111,249

MAJOR TENANTS

Kroger · LA FITNESS · DOLLAR TREE

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AVAILABLE SPACES

NAP2	0 SF
NAP3	7,000 SF
6	1,050 SF
19	2,600 SF
24	1,300 SF
25	2,600 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

OUTP	LA Fitness	34,000 SF
1	Wingstop	1,750 SF
2	Dominican Barbershop Unisex 1	1,400 SF
2B	Crispy Cones	1,100 SF
3	Qdoba	1,700 SF
4A	Peach Tree Immediate Care	3,001 SF
4B	Coast Dental	2,949 SF
5	American Deli	1,050 SF
8	H&R Block	1,400 SF
9	Primacare Physical Therapy	1,400 SF
10	NY Jewelry	1,400 SF
11	Metro By T-Mobile	1,400 SF
12	The UPS Store	1,400 SF
13	The Village Bar & Restaurant	2,700 SF
14	Verizon Wireless	2,880 SF
15	Phenix Salon Suites	7,200 SF
16-17	Bellissima Nails and Spa	3,490 SF
18	It's Waxing and Threading	2,574 SF
21, 22	Dollar Tree	12,805 SF
23	Super Clips	975 SF
26	Hong Kong Restaurant	2,264 SF
27	Kingston 30 Jamaican Restaurant	2,600 SF
29	St. Vincent De Paul Thrift Store	7,650 SF
98	Kroger	63,986 SF