



## Lawrenceville Town Ctr

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

Center Type: Community  
GLA: 322,258

Leasing Contact

**Jordan Leon**

888-877-4014

jleon@dlcmgmt.com

### PROPERTY HIGHLIGHTS

- 322,258 SF center anchored by Kroger Supermarket and Fuel Center
- Minutes from downtown Lawrenceville in a vastly-populated residential area
- Average household income of \$94,000+ within a 5-mile radius
- At the intersection of Grayson Hwy (GA Hwy 20) and Gwinnett Dr
- Traffic count of 38,000 VPD

### DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	7,233	75,470	182,863
HOUSEHOLDS	2,658	24,893	59,091
AVG HH INCOME	\$67,245	\$87,079	\$94,830

### MAJOR TENANTS





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### AVAILABLE SPACES

NAP2	0 SF
NAP3	7,000 SF
3	1,700 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	9	Primacare Physical Therapy	1,400 SF	18	It's Waxing and Threading	2,574 SF
1	Wingstop	1,750 SF						
2	Dominican Barbershop	1,400 SF	10	NY Jewelry	1,400 SF	21, 22	Dollar Tree	12,805 SF
	Unisex 1		11	Metro By T-Mobile	1,400 SF	23	Super Clips	975 SF
2B	Crispy Cones	1,100 SF	12	The UPS Store	1,400 SF	26	Hong Kong Restaurant	2,264 SF
4A	Peach Tree Immediate Care	3,001 SF	13	The Village Bar & Restaurant	2,700 SF	27	Kingston 30 Jamaican Restaurant	2,600 SF
4B	Coast Dental	2,949 SF	14	Verizon Wireless	2,880 SF	29	St. Vincent De Paul Thrift Store	7,650 SF
5	American Deli	1,050 SF	15	Phenix Salon Suites	7,200 SF			
8	H&R Block	1,400 SF	16-17	Bellissima Nails and Spa	3,490 SF	98	Kroger	63,986 SF