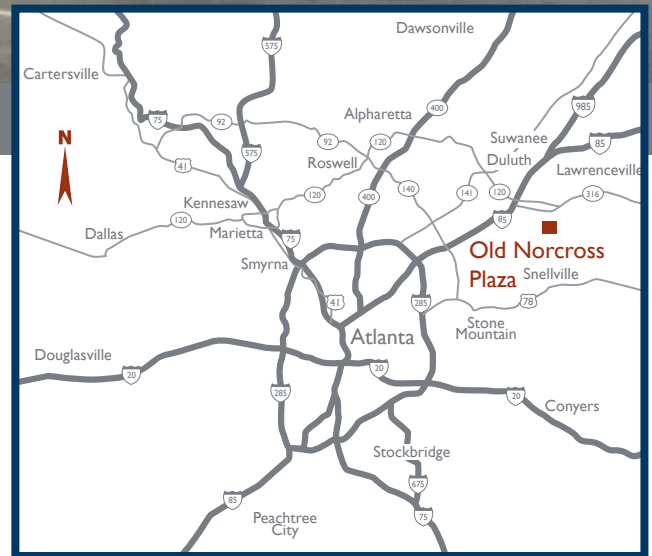


# OLD NORCROSS PLAZA

1760 & 1766 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30044



## PROPERTY DETAILS

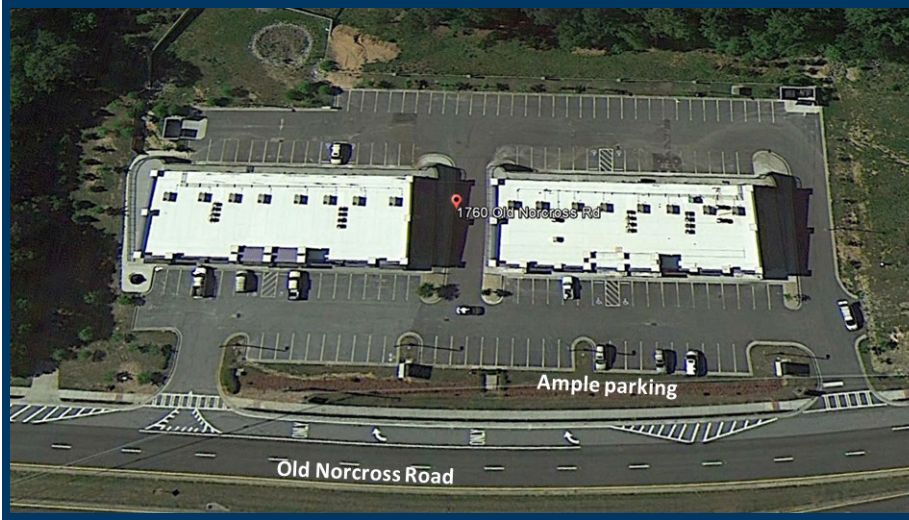
- 38,000 SF multi-tenant retail/office center that is well-positioned in Gwinnett County
- Attractive storefronts, high ceilings and ample parking
- Dense neighboring market, and demographics with strong incomes and traffic counts
- Market area tenants include Publix, Starbucks, Dunkin' Donuts, Five Guys
- Convenient ingress/egress with 2 curb cuts on Old Norcross Road (13,600 VPD)
- Lower level retail/office availability with separate parking
- 1,200 SF to 3,700 SF spaces available

**BRAND**  
*Real Estate Services*

BrandProperties.com  
770.476.4801

# OLD NORCROSS PLAZA

1760 & 1766 OLD NORCROSS ROAD, LAWRENCEVILLE, GA 30044



## TRAFFIC COUNTS

Old Norcross Road	13,600 VPD
Sugarloaf Parkway	44,400 VPD

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,991	96,409	283,403
Ave. HH			
Income	\$65,884	\$69,330	\$74,503

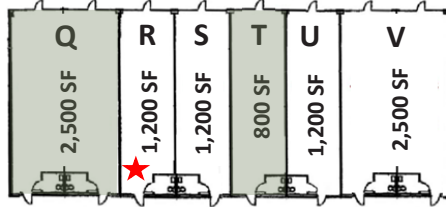
## GPS COORDINATES

Lat. 33.952777 Long. -84.0558488

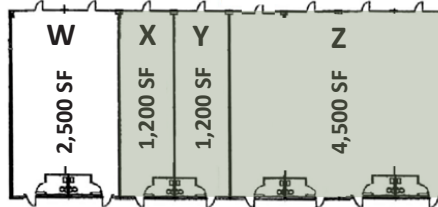
### Old Norcross Plaza

1760 & 1766 Old Norcross Road, Lawrenceville, GA 30043

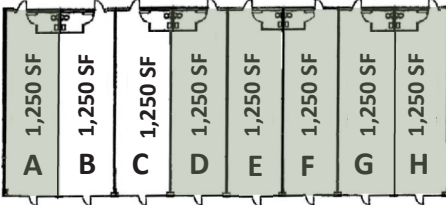
#### Building A 1760 Old Norcross Rd Rear Office Spaces:



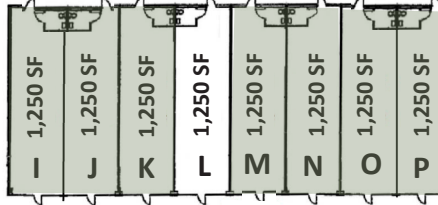
#### Building B 1766 Old Norcross Rd Rear Office Spaces:



#### Building A 1760 Old Norcross Rd Front Retail Spaces:



#### Building B 1766 Old Norcross Rd Front Retail Spaces:



Available

Leased

★ Former hair salon

Diagram is not to scale, for leasing purposes only.

## TENANTS INCLUDE

Allstate  
 Fantasy Event Hall  
 Oaxaca Tacos & Tequila Bar  
 Pho 24 - Vietnamese Grill  
 Teriyaki Box  
 Sunsky Computer  
 SensatioNail  
 Cafe Nang Xanh  
 Bethel Dental Lab  
 Ram Auto Brokers  
 Tax Centro & Insurance  
 Chase Professionals  
 Curlz Hair Salon

### Rebecca Waters, CLS, CSM, CPM

Executive Vice President, Leasing

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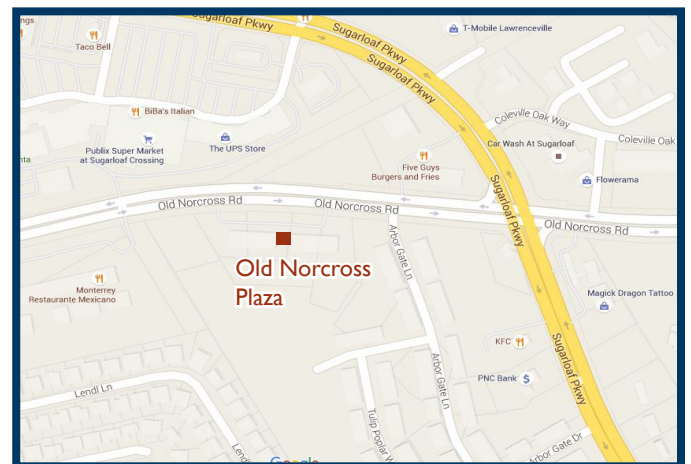
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