

BRAND Real Estate Services



ATKINSON VILLAGE

1942 ATKINSON ROAD NW | LAWRENCEVILLE, GA 30043

Project Overview

1942 Atkinson Road NW

8,800 SF

SUITE 100 | Former Medical

1,300 SF

SUITE 600 | Former Salon

20,000 SF neighborhood retail center in Gwinnett County anchored by Dunkin' Donuts

Adjacent to Sugarloaf Mills, a regional attraction with Medieval Times, Dave & Busters and AMC Theatres; located directly off of I-85 with 170,000 VPD

Excellent visibility and monument signage at the signalized mall entrance where Atkinson Road meets GA Hwy 120, which has 25,200 VPD

The Sugarloaf/ I-85 corridor boasts a daytime office population of 118,473 within a 5 mile radius and a dense residential population 245,274

Within 3 miles of Gas South District & Arena, Gwinnett Chamber of Commerce, Sugarloaf Country Club, numerous banks, hotels, and offices. Plus adjacent to multiple apartment communities



Demographics

1942 Atkinson Road NW

Traffic Counts

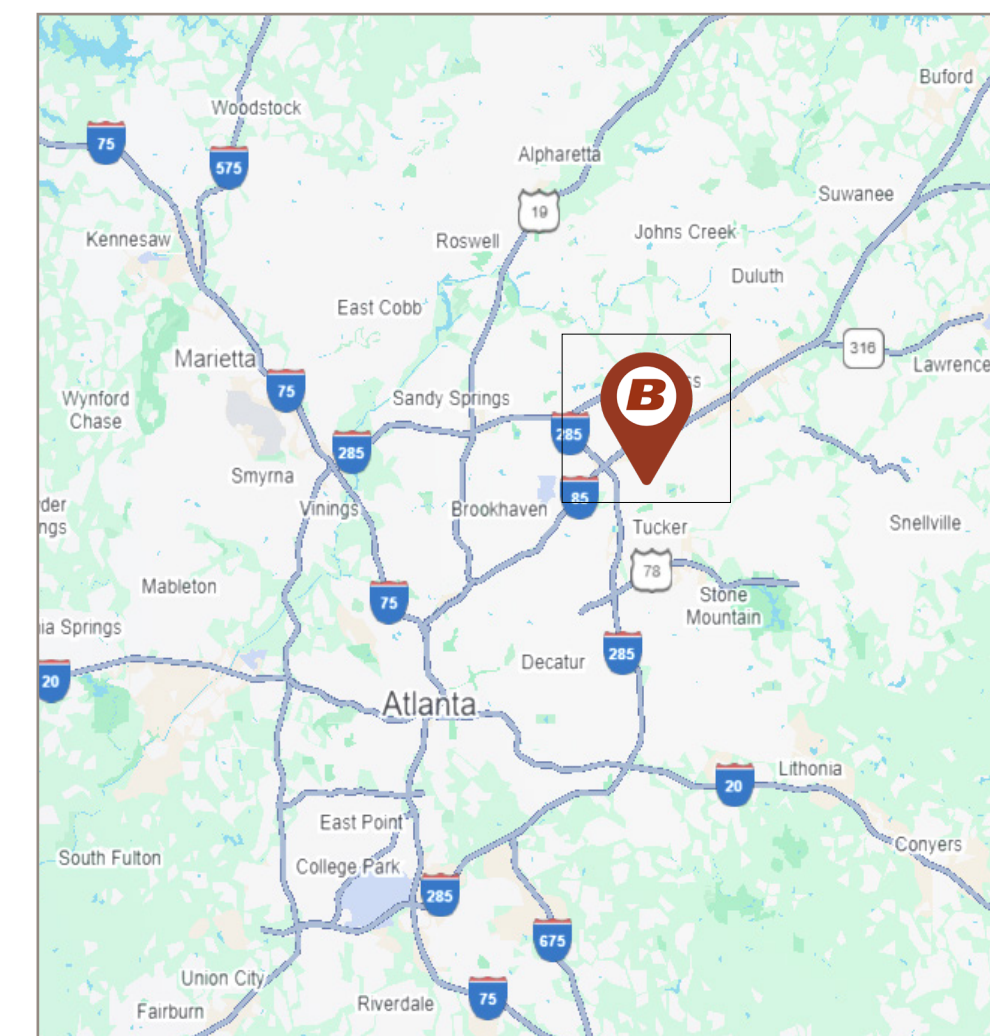
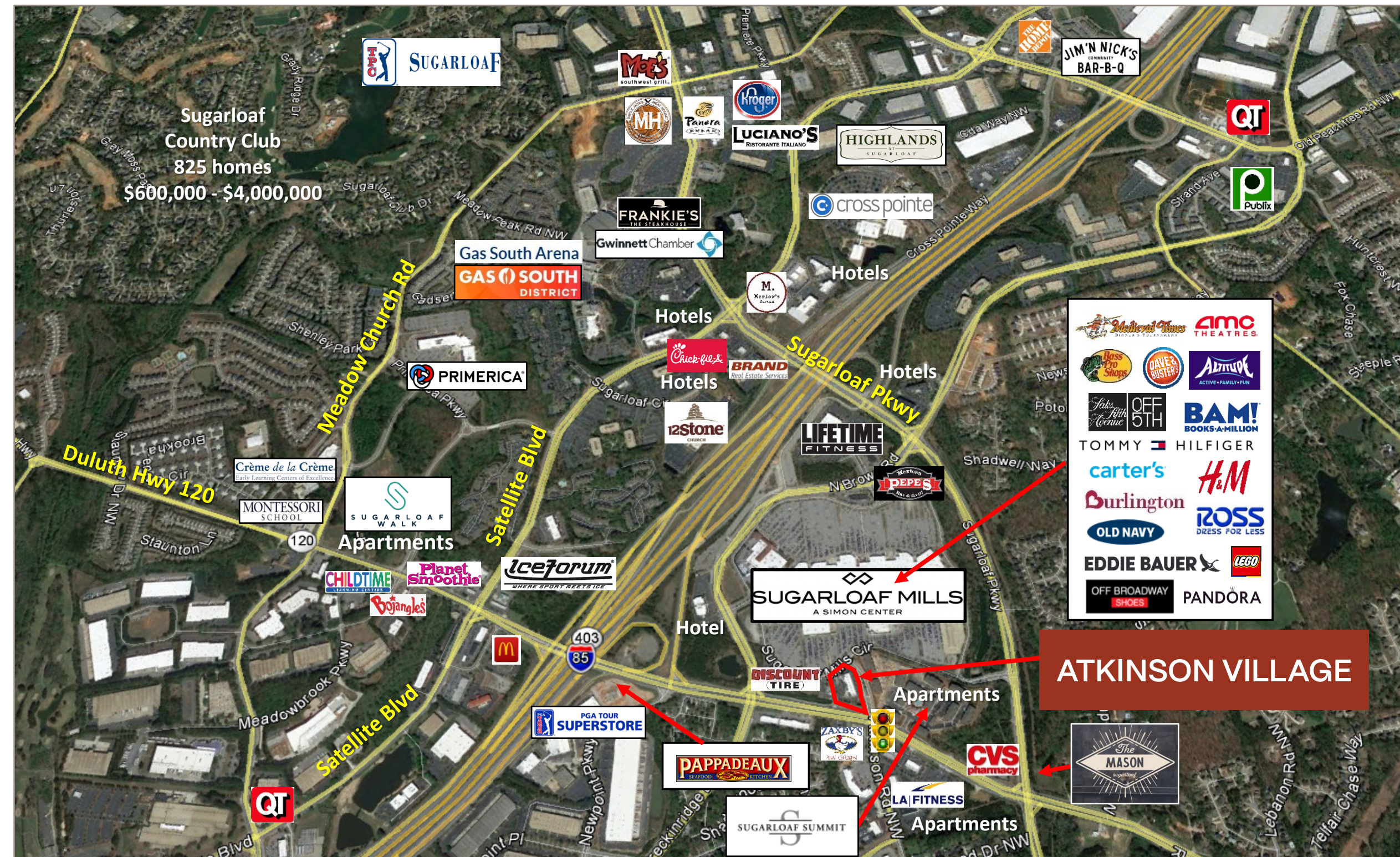
GA Hwy 120 near Atkinson Rd.	25,200 VPD
I-85 @ Hwy 120	170,000 VPD

Demographics

	1 MILE	3 MILES	5 MILES
Population	10,496	89,571	245,274
Daytime Employment	14,649	53,460	118,473
HH Income	\$88,851	\$90,819	\$89,211

GPS Coordinates

33.977898 Lat.
-84.080283 Long.

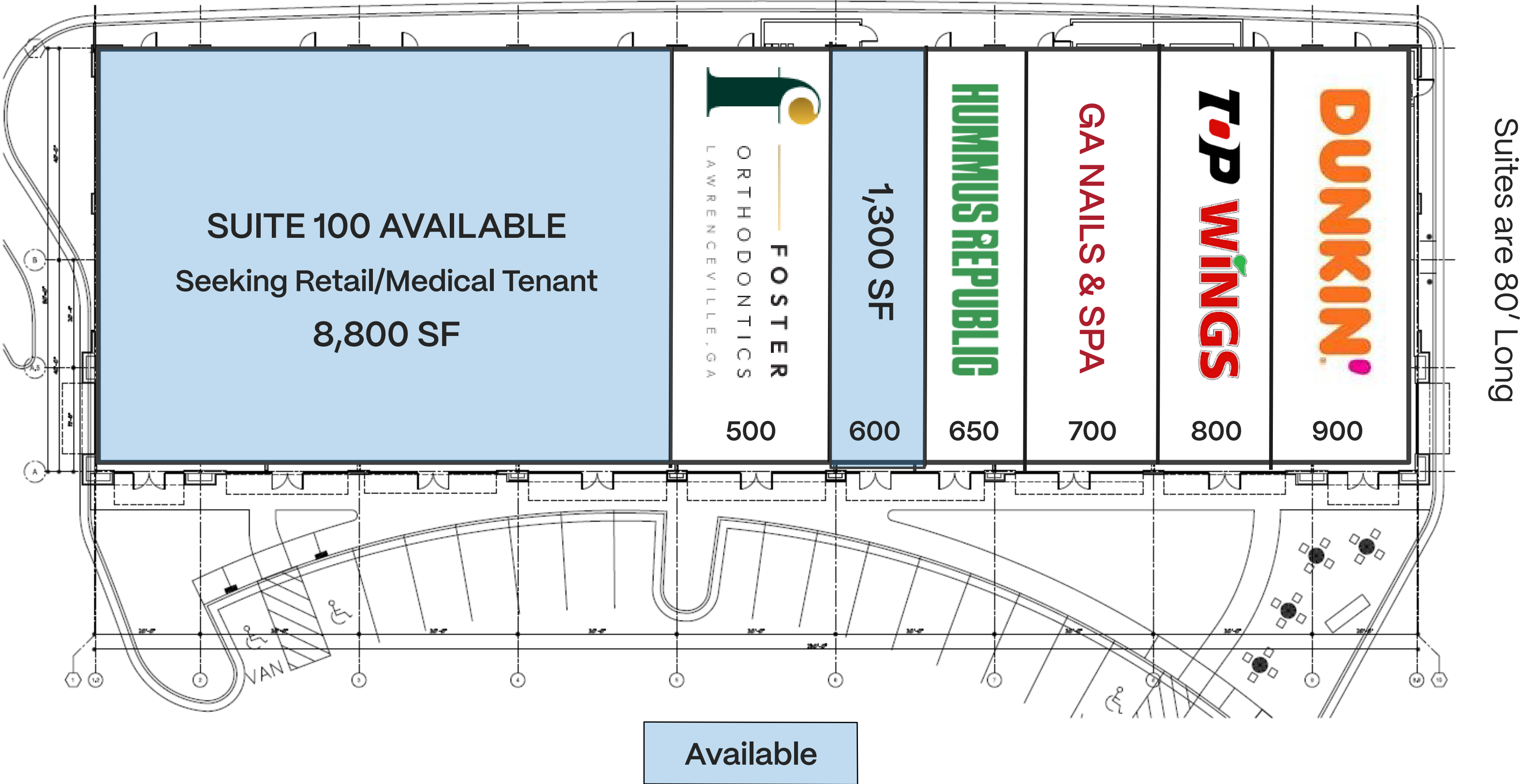


Available Space

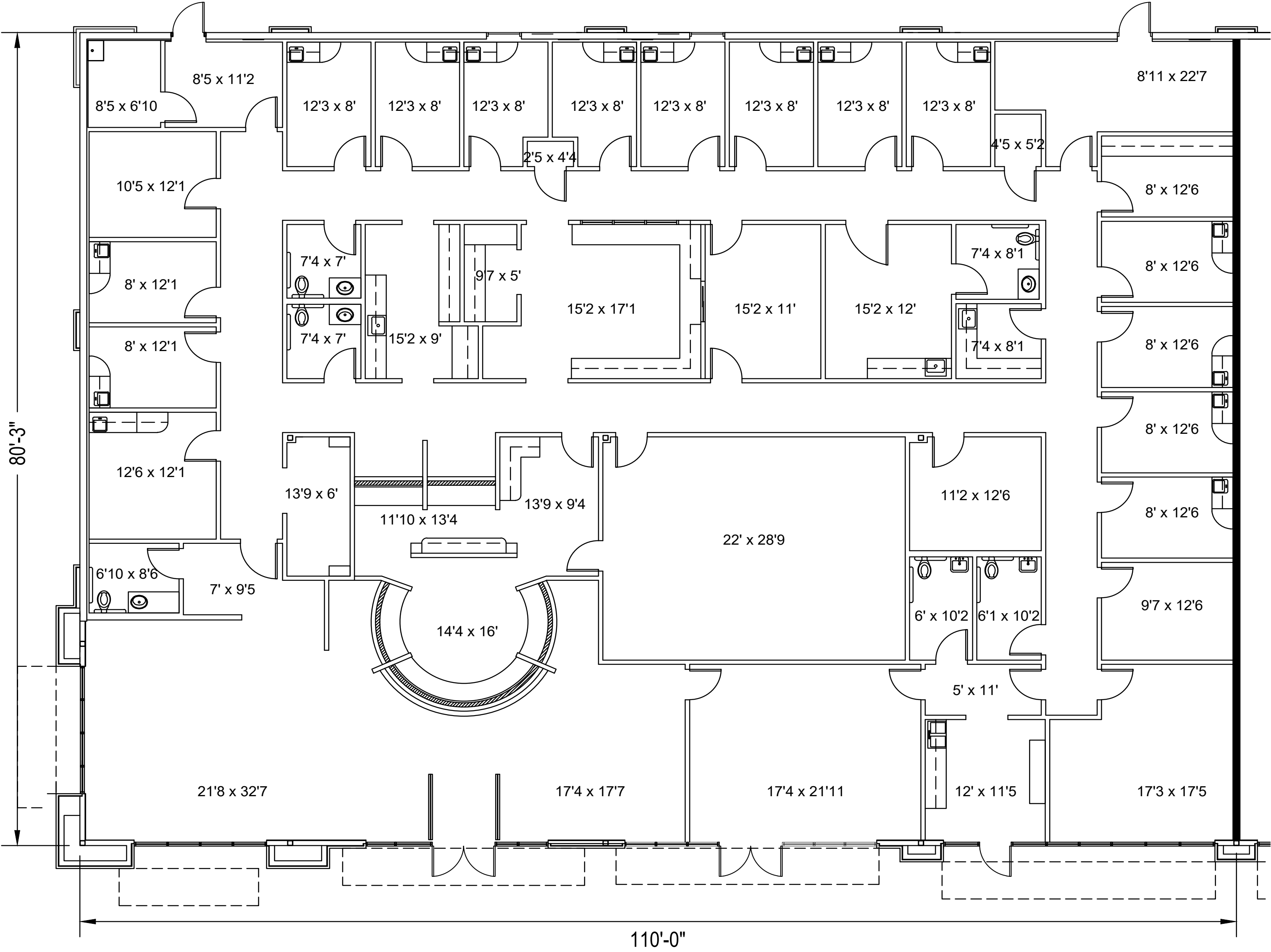
1942 Atkinson Road NW

Tenants

SUITE	TENANT	SF
100	AVAILABLE – Former Medical	8,800
500	Foster Orthodontics	2,400
600	AVAILABLE – Former Salon	1,300
650	Hummus Republic	1,200
700	GA Nails & Spa	2,205
800	Top Wings & Fish	1,855
900	Dunkin' Donuts	2,240
TOTAL SQUARE FEET		20,000



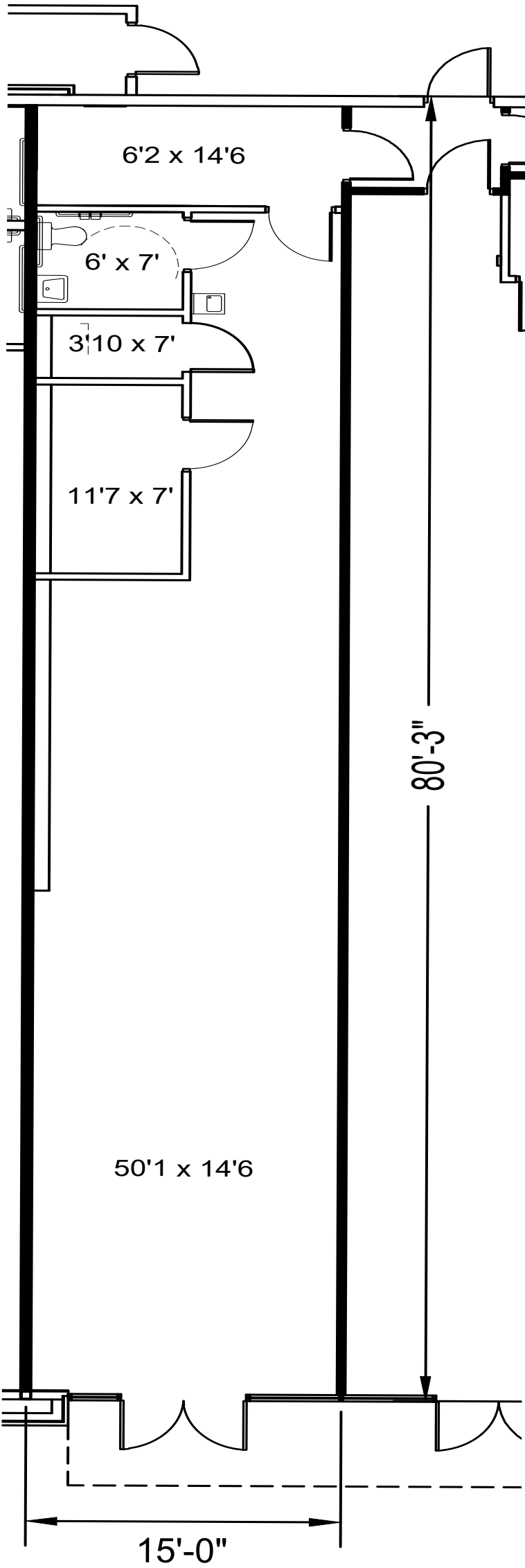
Suite 100



Atkinson Village - Suite 100

8,800 SF

Suite 600



Atkinson Village - Suite 600

1,300 SF

Contact

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