

BRAND Real Estate Services

BIRCH HOUSE

1165 BALLPARK LANE, LAWRENCEVILLE, GA 30043

Café

Project Overview

1165 Ballpark Lane, Lawrenceville, GA 30043

3,950 SF

Retail & Restaurant Space

307

Luxury Multi-Family Units

1

Outparcel Available

17.5-acre mixed use development under construction within the thriving Buford Drive corridor of Gwinnett County

The multi-family units and the 3,950 SF of retail will be delivered between Q2 2026 – Q1 2027

The development is situated in between **Northside Hospital's new 100,000 SF Buford facility** which opened in Q2 2024 and **Coolray Field – home of the Gwinnett Stripers** (AAA affiliate of the Atlanta Braves)

Buford Drive carries over 45,000 cars per day



Demographics

1165 Ballpark Lane, Lawrenceville, GA 30043

	1 MILE	3 MILES	5 MILES
Population	10,131	60,535	172,069
Daytime Employment	6,293	52,204	163,571
HH Income	\$112,080	\$132,642	\$135,404

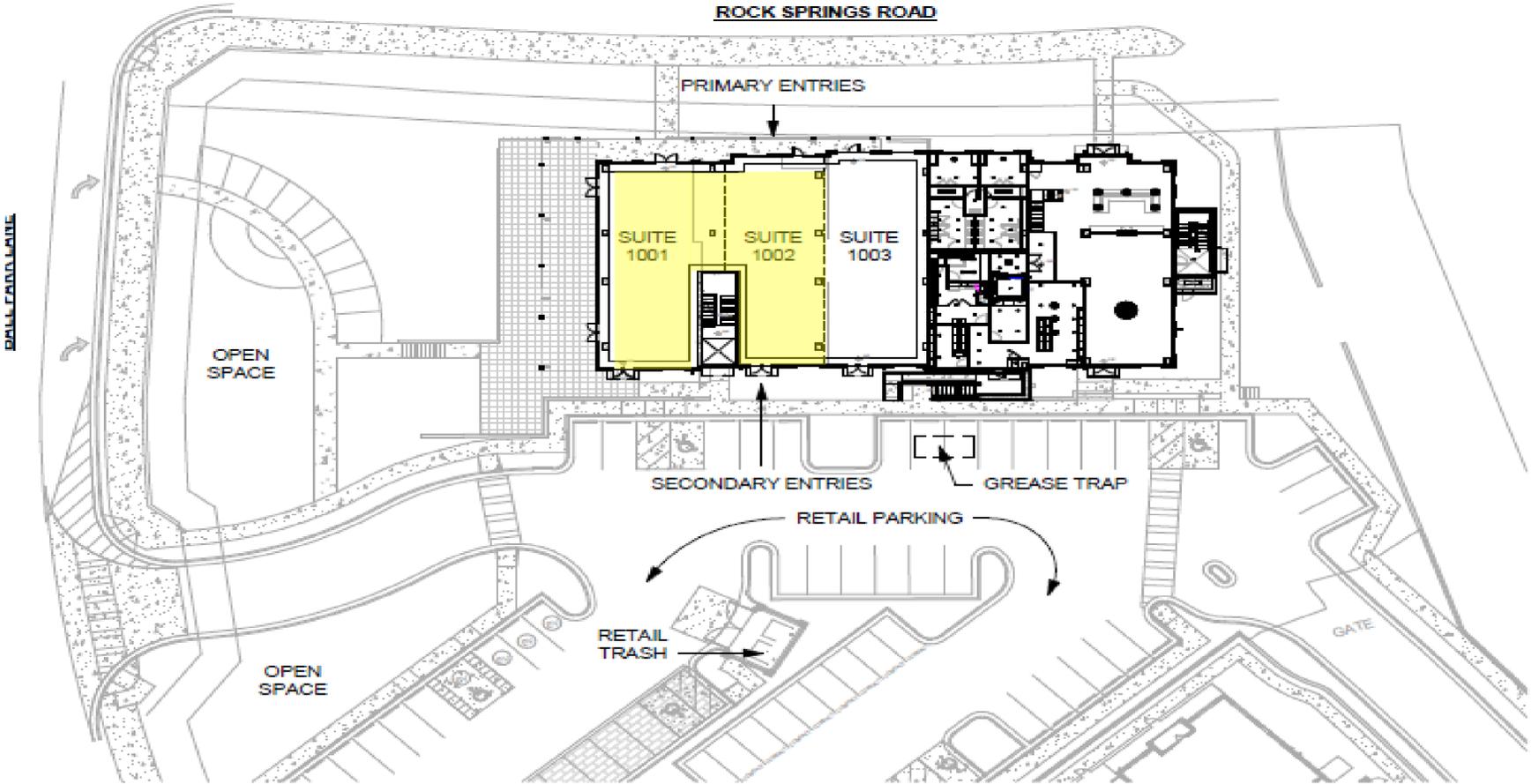




Site Plan

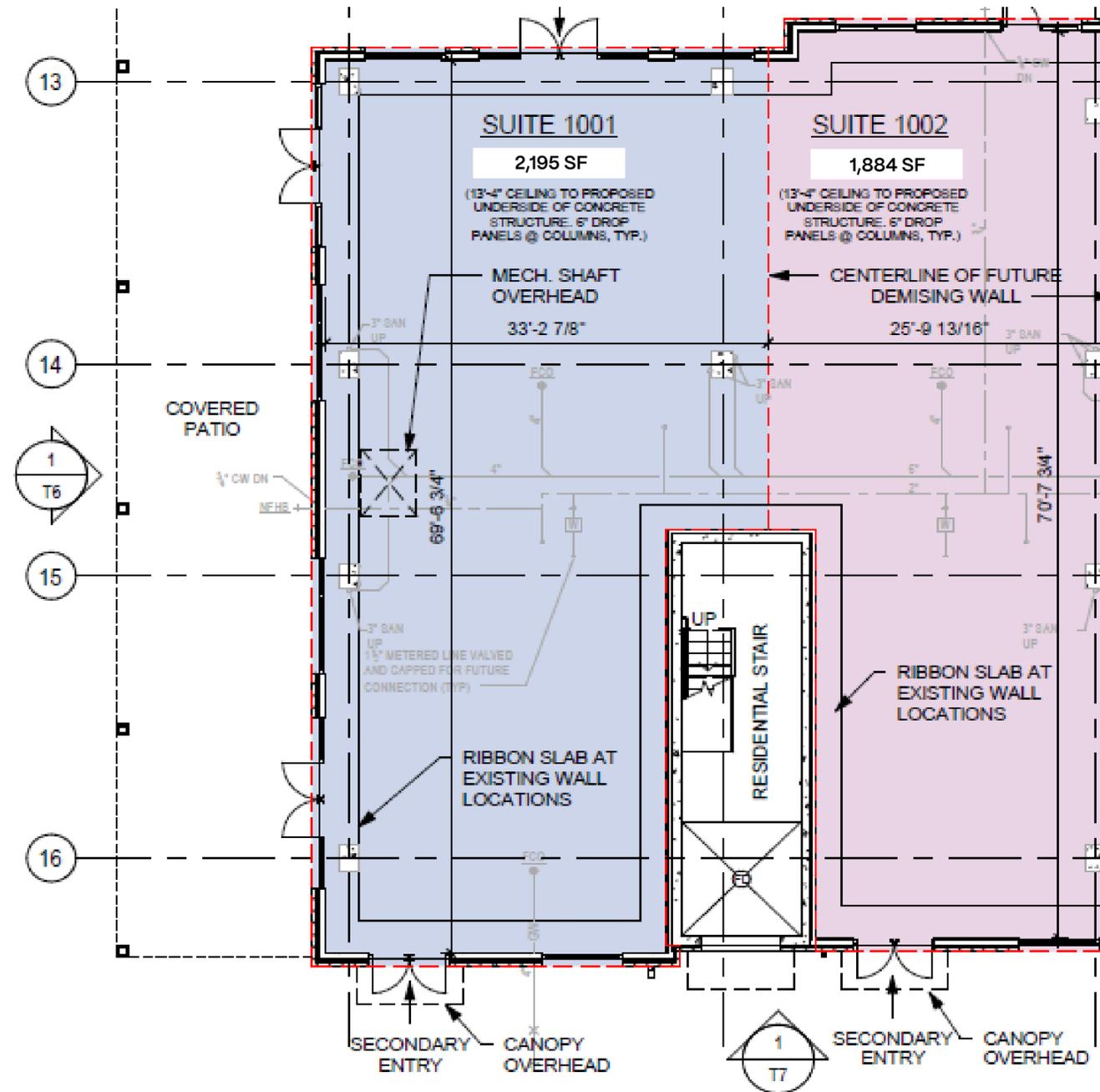
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RETAIL PLAN



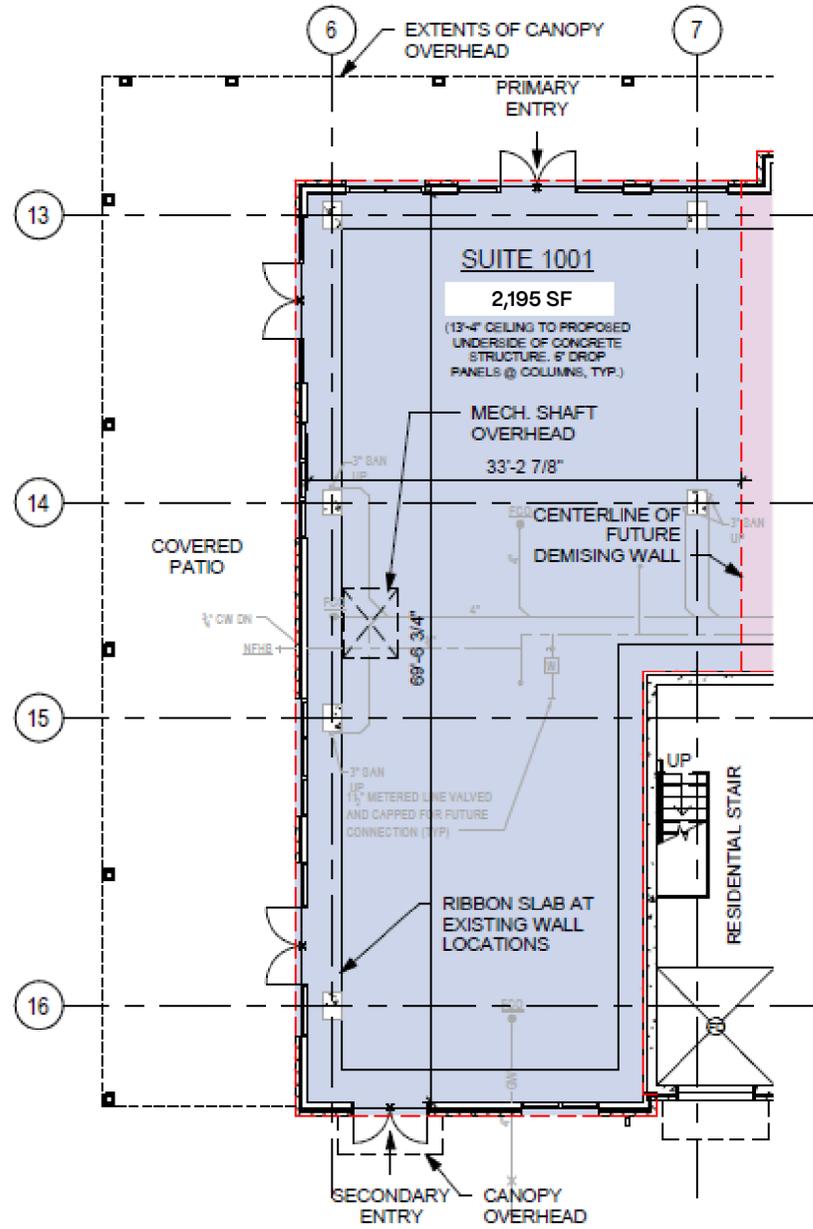
1" = 40'-0" SITE - RETAIL

OVERALL TENANT SPACE



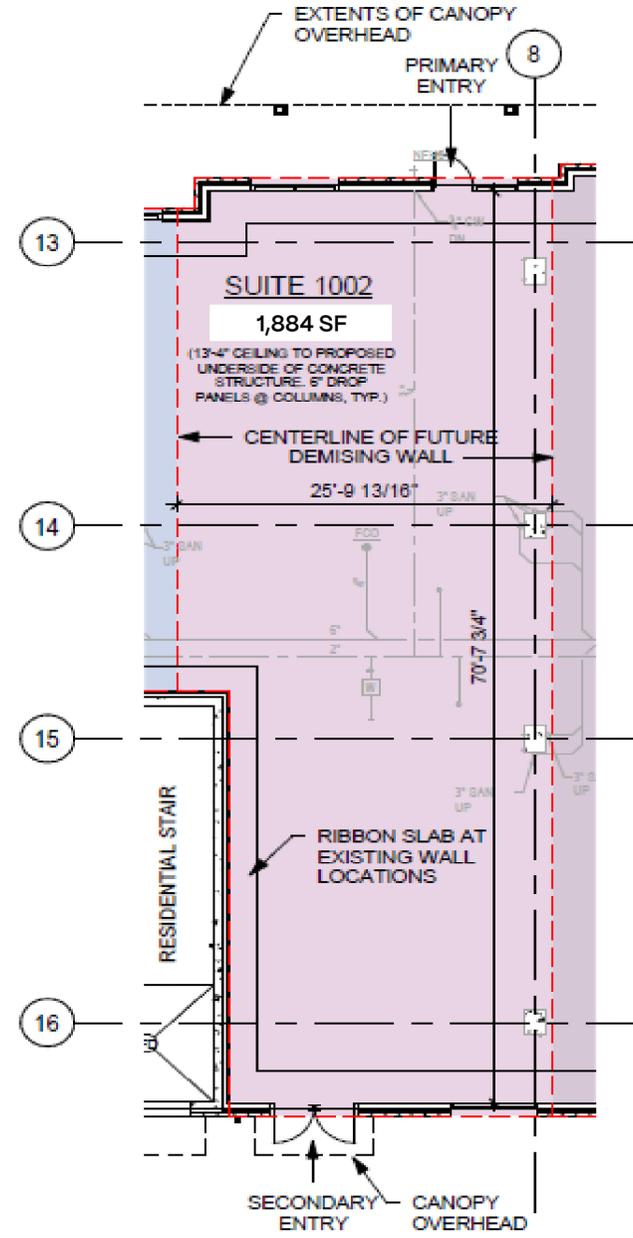
1 3/32" = 1'-0" OVERALL TENANT SPACE PLAN

SUITE 1001 PLAN



1 3/32" = 1'-0" SUITE 1001 PLAN

SUITE 1002 PLAN



1 3/32" = 1'-0" SUITE 1002 PLAN

BLDG A | NORTH ELEVATION | RETAIL



1 3/32" = 1'-0" BLDG A - NORTH ELEVATION - RETAIL

BLDG A | WEST ELEVATION | RETAIL



1 3/32" = 1'-0" BLDG A - WEST ELEVATION - RETAIL

BLDG A | SOUTH ELEVATION | RETAIL



1 3/32" = 1'-0" BLDG A - SOUTH ELEVATION - RETAIL

Contact

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