

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

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

Fully Leased:



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







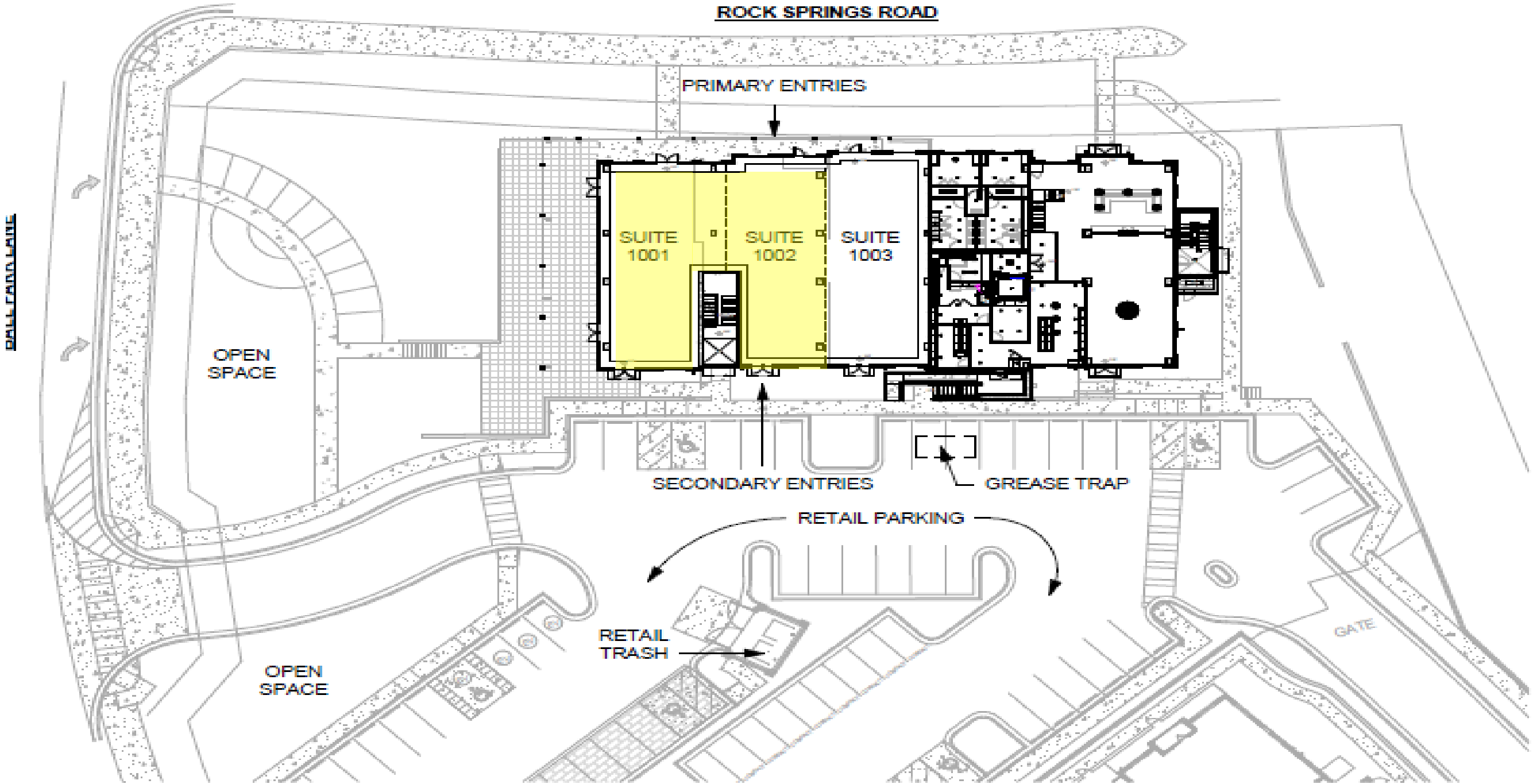
aerial
innovations
SOUTHEAST



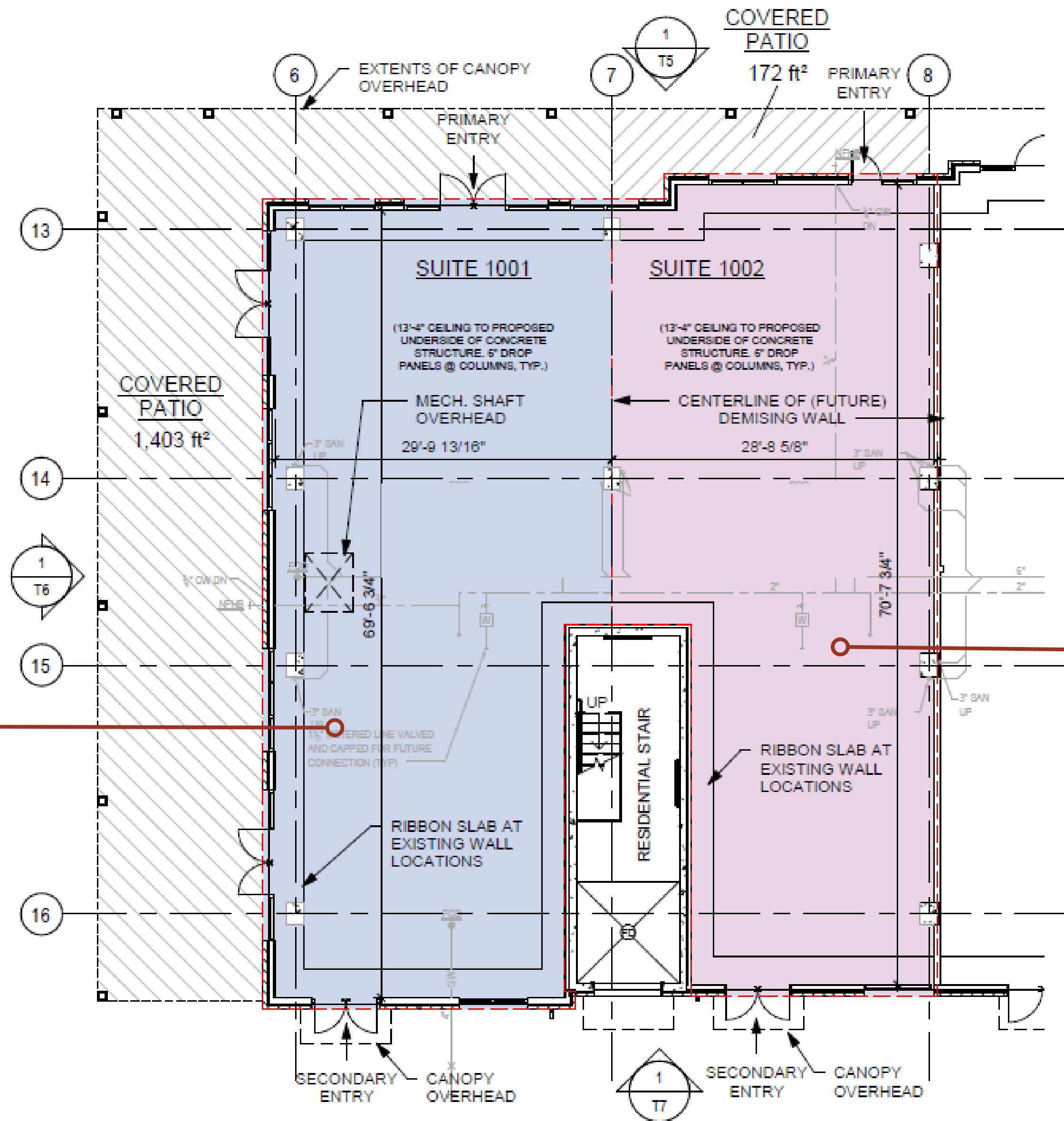
Site Plan

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RETAIL PLAN



1" = 40'-0" SITE - RETAIL



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

Coco NAIL BAR

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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