BRAND Real Estate Services



THE VILLAGE AT ATKINSON

1942 ATKINSON ROAD NW | LAWRENCEVILLE, GA 30043

Project Overview

8,800 SF
SUITE 100 | Former Medical

1,300 SF
SUITE 600 | Former Salon

1,200 SF
SUITE 650 | 2nd Gen Restaurant Available

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

Adjacent to Sugarloaf Mills, a regional attraction with Midieval 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 popuation 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

Traffic Counts

GA Hwy 120 near Atkinson Rd.	25,200 VPD
I-85 @ Hwy I20	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.

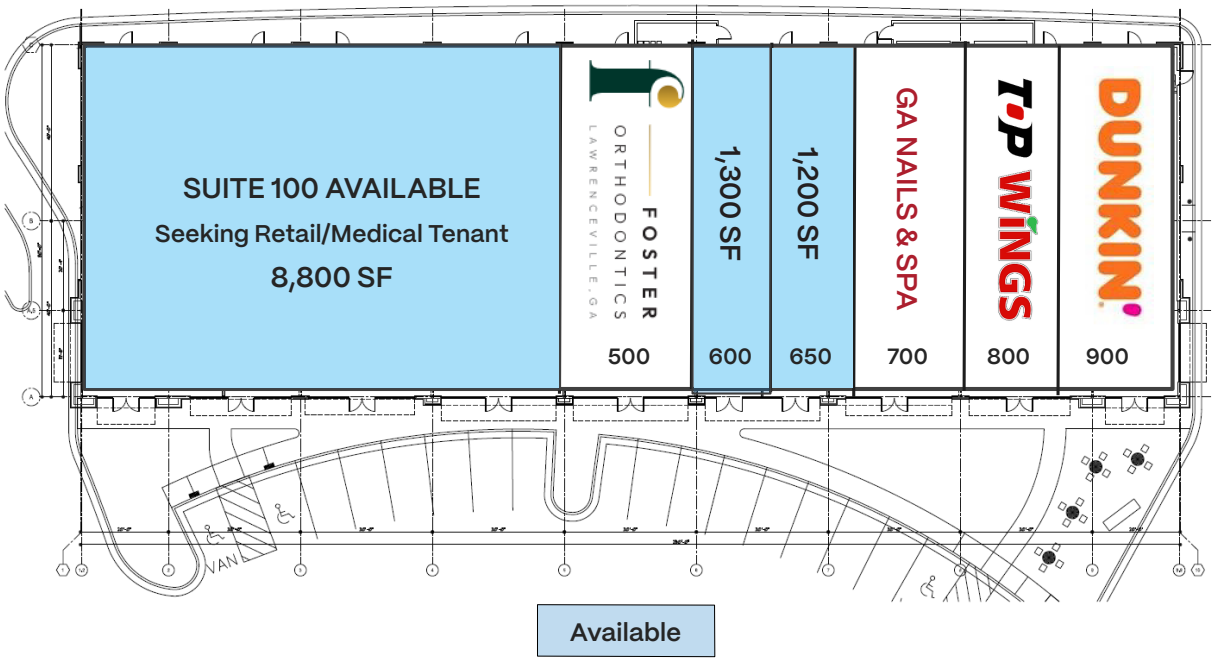
-84.080283 Long.



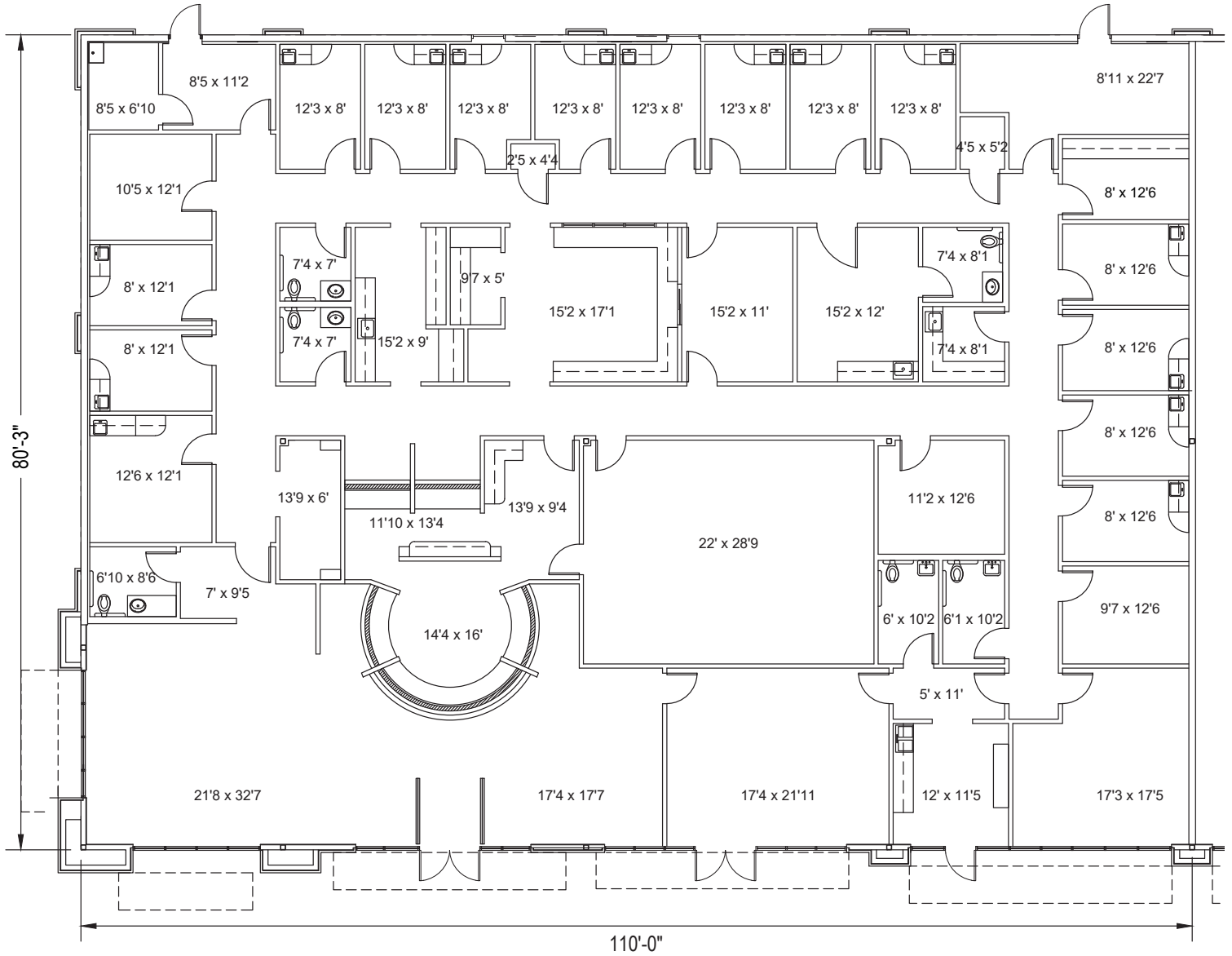
Available Space

Tenants

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

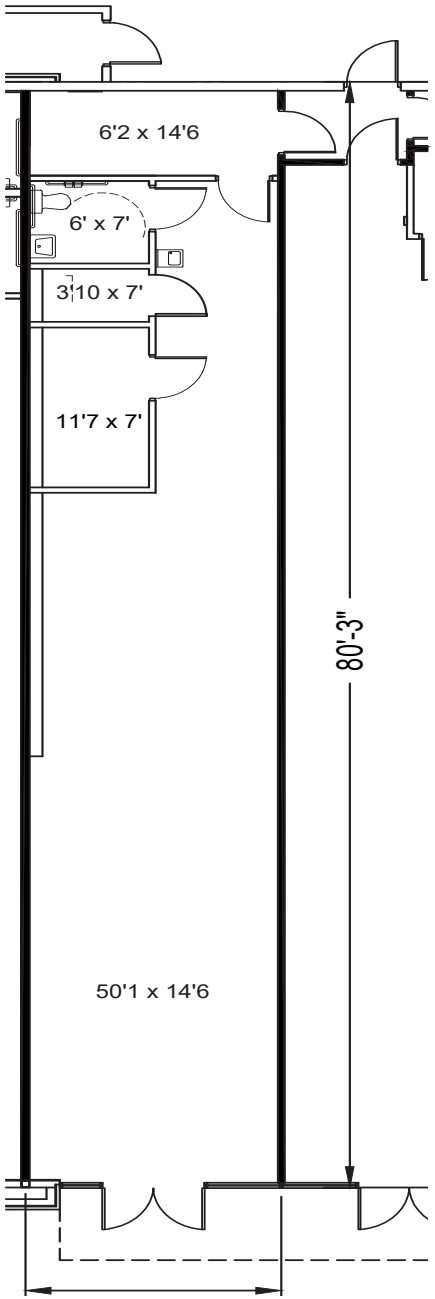


Suite 100



Atkinson Village - Suite 100

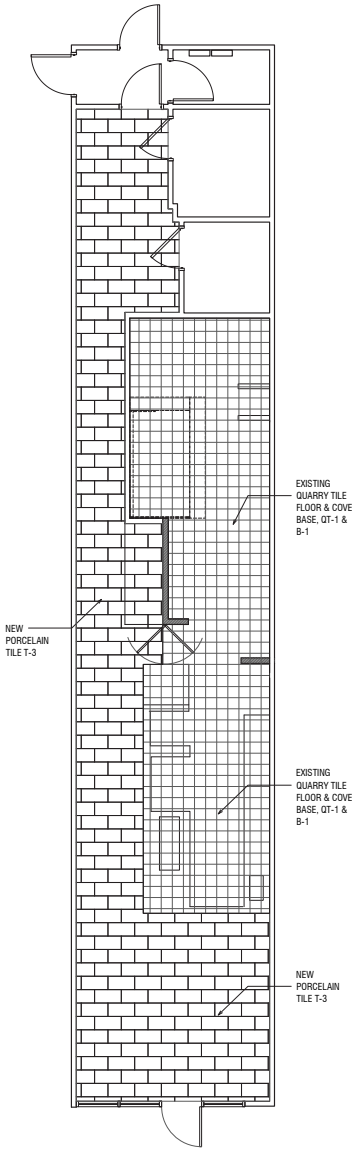
Suite 600



Atkinson Village - Suite 600

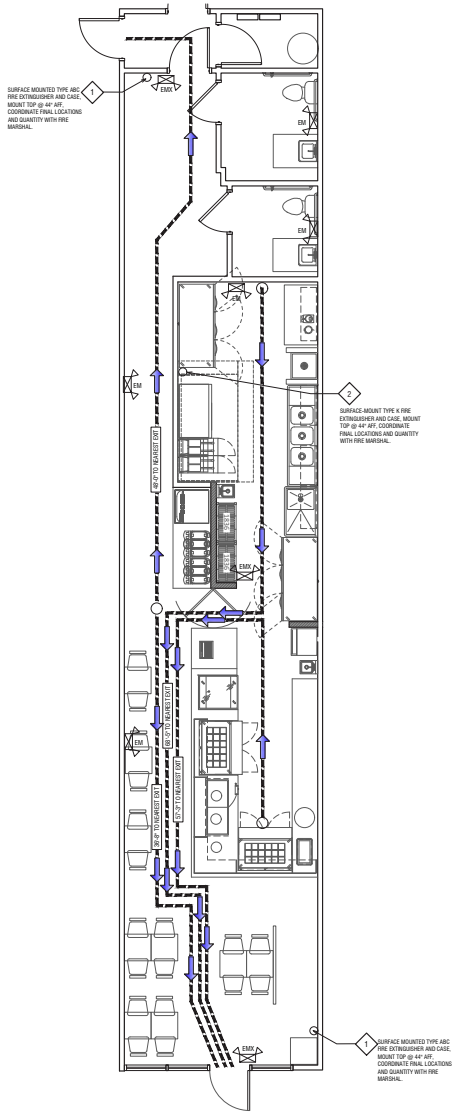
1,300 SF

Suite 650



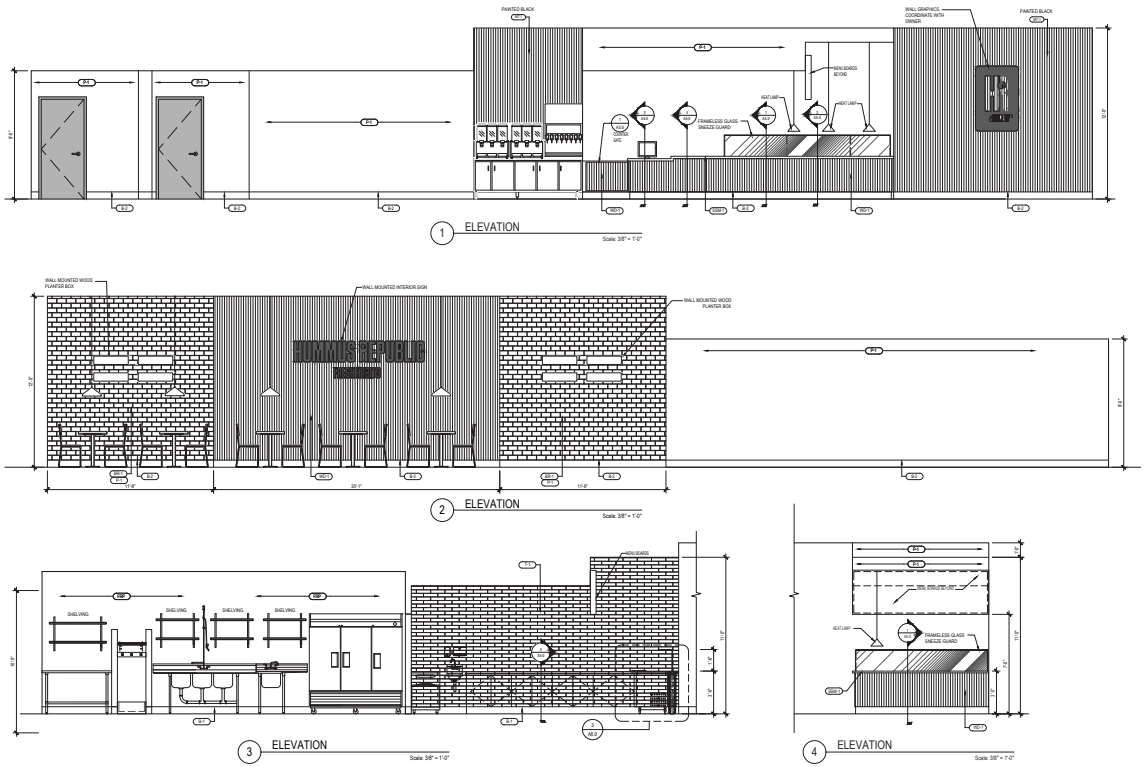
FLOOR FINISH PLAN

SCALE: 3/16" = 1'-0"



LIFE SAFETY PLAN

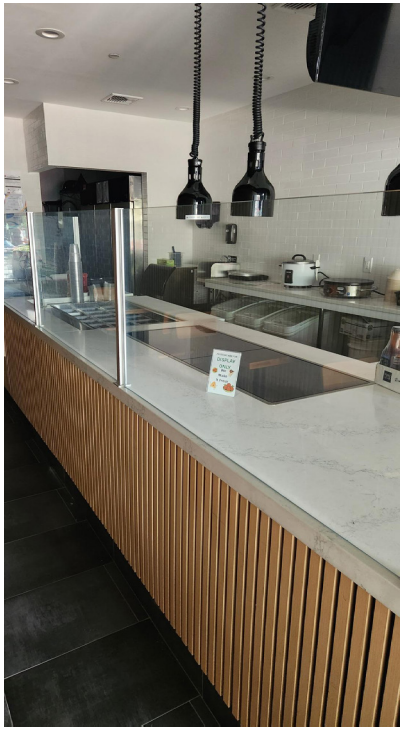
SCALE: 1/4" = 1'-0"



Interior Photos

Suite 650







BRAND Real Estate Services

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