

# ATKINSON VILLAGE

1942 ATKINSON ROAD NW, LAWRENCEVILLE, GA 30043



## PROPERTY DETAILS

- 20,000 SF neighborhood retail center in Gwinnett County anchored by Northside Physicians Group and Dunkin' Donuts
- Adjacent to Sugarloaf Mills which includes Medieval Times, Dave & Busters and AMC Theatres
- Adjacent to multiple apartment communities
- Excellent visibility and monument signage at the signalized mall entrance where Atkinson Road meets Ga Hwy 120, which has 20,300 VPD
- The Sugarloaf / I-85 corridor boasts a daytime office population of 112,692 within a 5 mile radius and a dense residential population of 240,242
- Within 3 miles of Gas South District & Arena, Gwinnett Chamber of Commerce, Sugarloaf Country Club, numerous banks, hotels, and offices



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## TRAFFIC COUNTS

Ga Hwy 120 near  
Atkinson Road 20,300 VPD

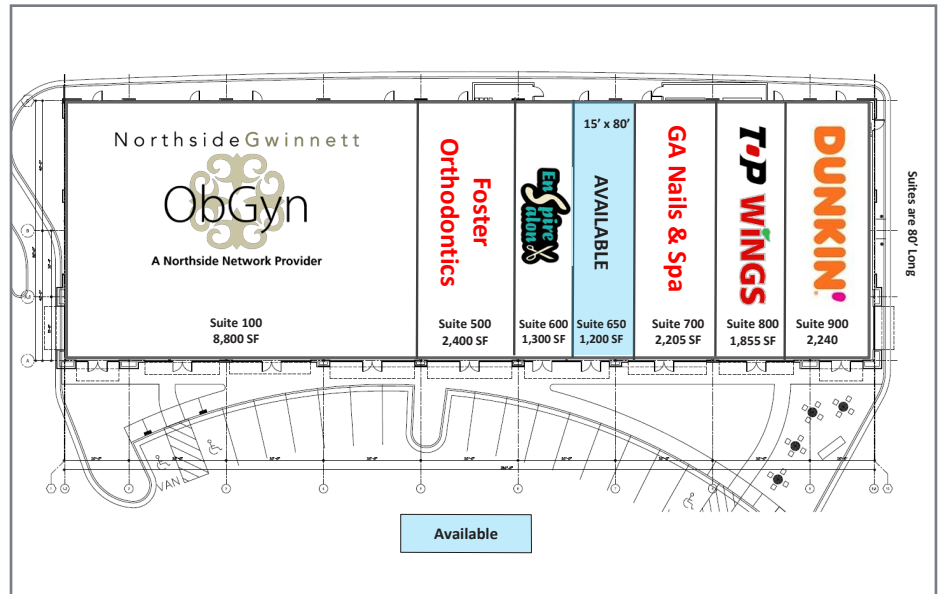
## DEMOGRAPHICS - CoStar 2021

	1 mile	3 miles	5 miles
Population	9,320	89,362	240,242
Daytime Pop.	14,678	49,943	112,692
Income	\$100,672	\$92,148	\$87,371

## GPS COORDINATES

Lat. 33.977898 Long. -84.080283

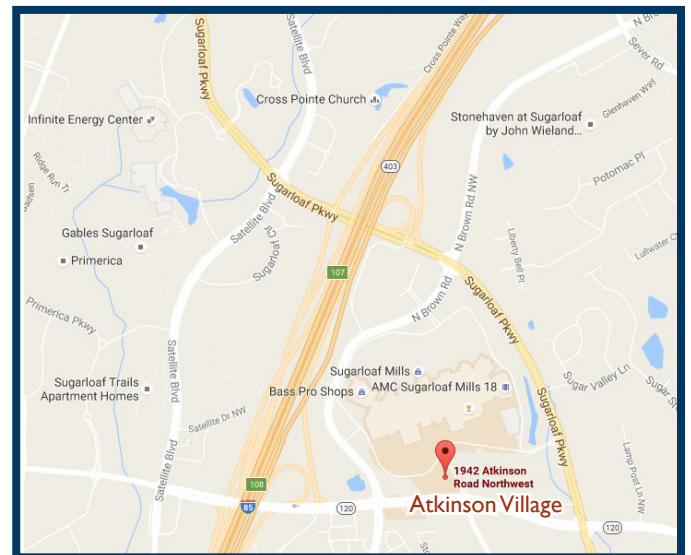
SUITE	TENANT	SF
100	Northside Gwinnett Physicians Group	8,800
500	Foster Orthodontics	2,400
600	Enspire Salon	1,300
650	Restaurant Space Available	1,200
700	GA Nails & Spa	2,205
800	Top Wings & Fish	1,855
900	Dunkin' Donuts	2,240
	Total Square Feet	20,000



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