

ATKINSON VILLAGE

1942 ATKINSON ROAD NW, LAWRENCEVILLE, GA 30043



1,300 SF AVAILABLE
SUITE 600

PROPERTY DETAILS

- 20,000 SF neighborhood retail center in Gwinnett County anchored by Northside Gwinnett OB/GYN Lawrenceville, and 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 of 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.

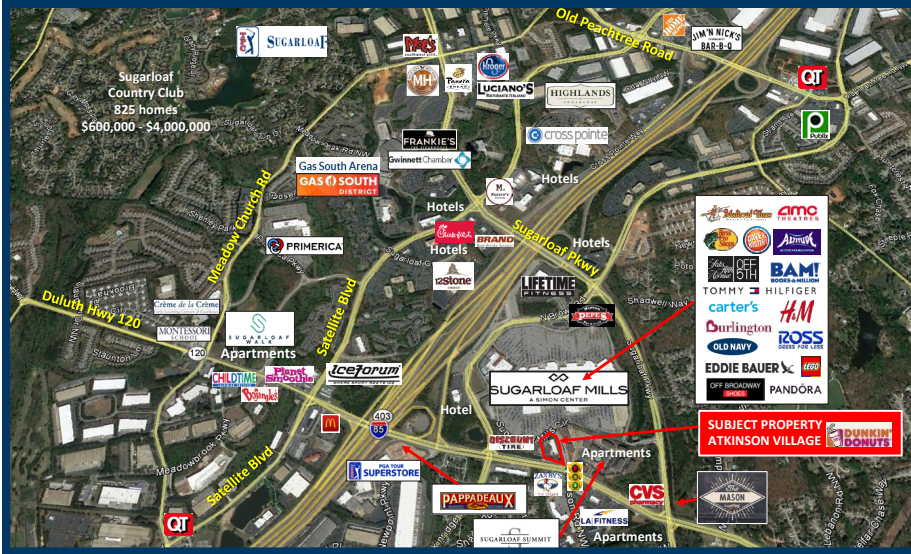


BRAND
Real Estate Services

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TRAFFIC COUNTS

Ga Hwy 120 near
Atkinson Road 25,200 VPD
I-85 @ Hwy. 120 170,000 VPD

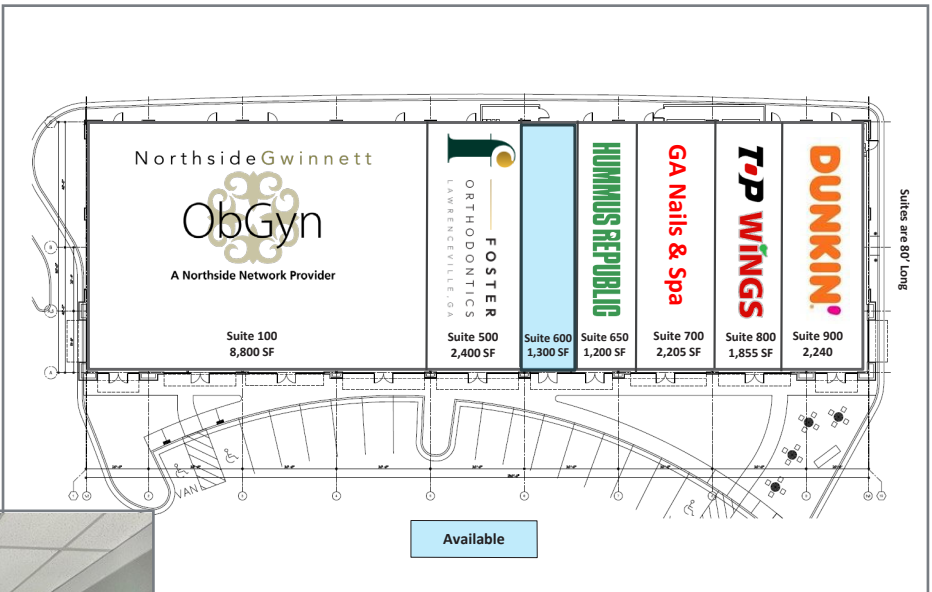
DEMOGRAPHICS - CoStar

	1 mile	3 miles	5 miles
Population	10,496	89,571	245,274
Daytime Pop.	14,649	53,460	118,473
Income	\$88,851	\$90,819	\$89,211

GPS COORDINATES

Lat. 33.977898 Long. -84.080283

SUITE	TENANT	SF
100	Northside Gwinnett	
	OB/GYN Lawrenceville	8,800
500	Foster Orthodontics	2,400
600	AVAILABLE	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



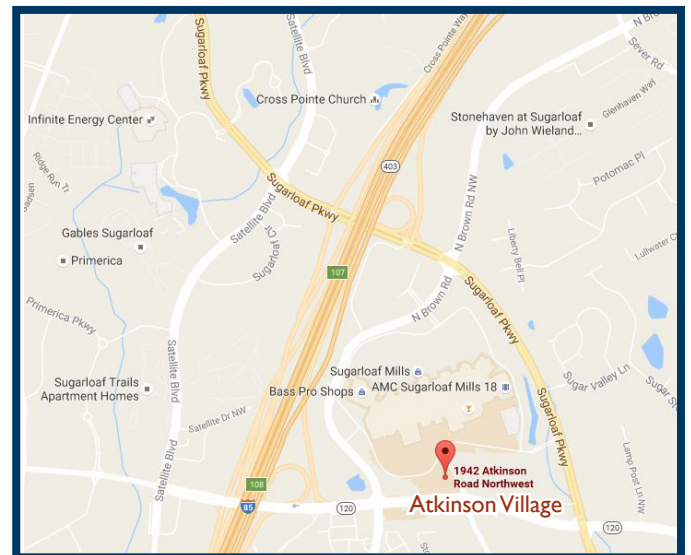
Interior of Suite 600, former salon:



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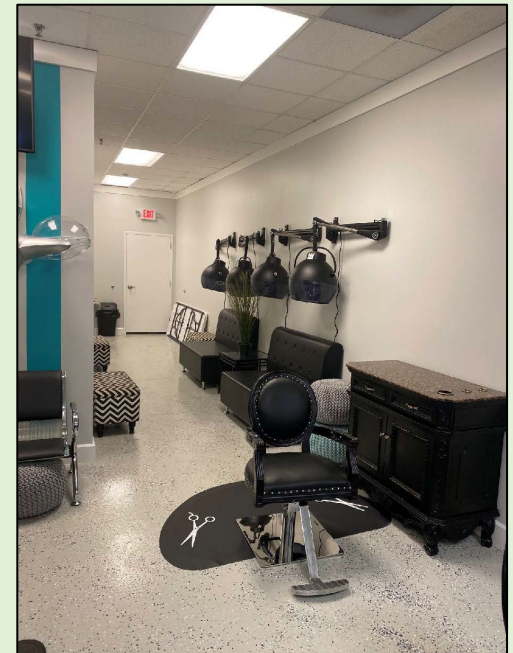
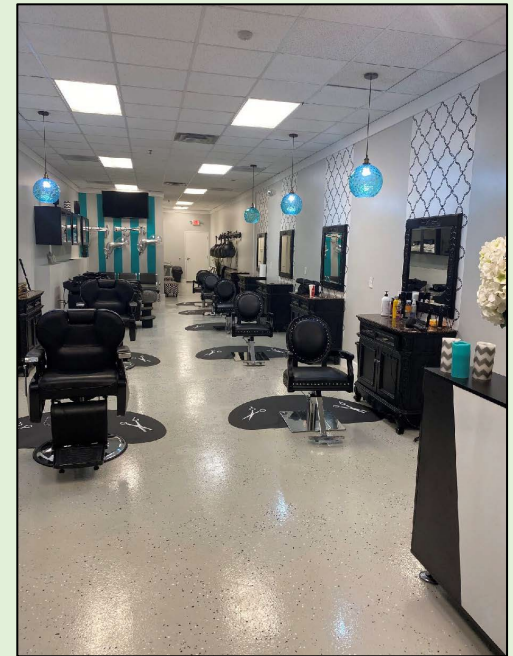
Atkinson Village

1942 Atkinson Road NW, Lawrenceville, GA 30043



**Former Hair Salon Space
Available**

**Suite 600 with 1,300 SF
16.25' x 80' space,
with restroom, awaiting your
creative design for numerous
retail concepts.**



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