

THE FIELDHOUSE - RETAIL

44 BRAVES AVENUE, LAWRENCEVILLE, GA 30043

Office/Medical Space Available on 2nd level facing Buford Drive



Ground level Retail/Service Spaces Available facing Braves Avenue



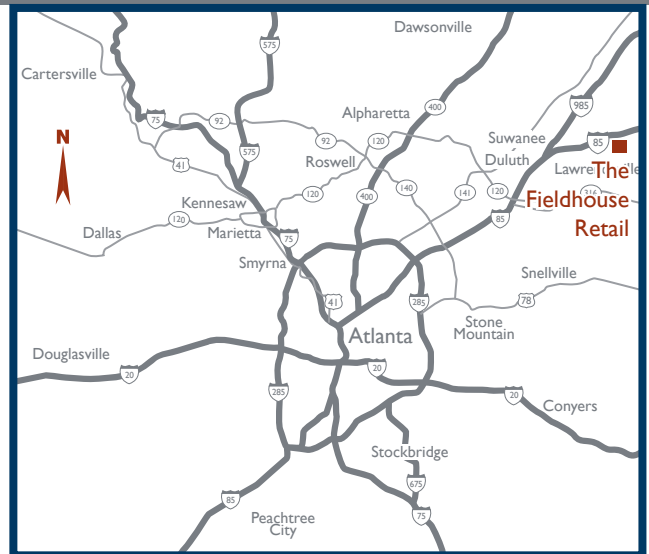
New Lease! Three Dollar Cafe Coming Soon with Covered Patio Overlooking the Stadium Field!



Live - Work - Play

PROPERTY DETAILS

- NOW LEASING “The Fieldhouse” Live-Work-Play retail and office spaces onsite with 252 luxury apartments
- Less than two miles from the Mall of Georgia in Gwinnett County, and recently-widened interstate I-85 (99,800 VPD)
- Adjoins Coolray Field’s 10,000 seat stadium that is home to the AAA League Gwinnett Stripers baseball team, and 206 Luxury apartments “The Views” with 453 residents
- Excellent visibility and signage on Buford Drive (Ga Hwy 20) with heavy traffic counts of 46,300 VPD; two entry points for easy access, one of which is signalized
- Strong demographics with 158,113 residents within 5 miles having average HH income of \$108,577; includes 4,149 people within a 10 minute walk (with sidewalks)
- Adjoins Technology Center of Georgia, the 275 acre master-planned development for office, light industrial, retail and residential uses; and adjacent to the new upscale 272 unit senior housing development The Mansions at Gwinnett Park

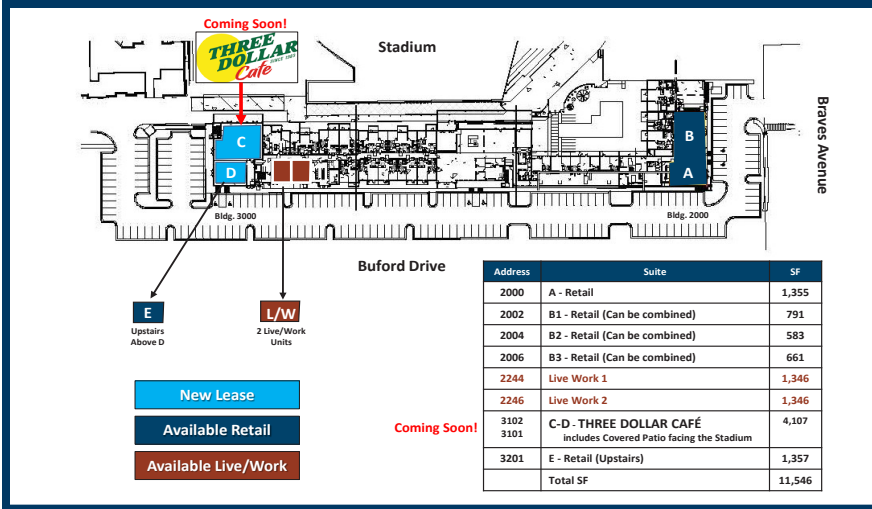


BRAND
Real Estate Services

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770.476.4801

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TRAFFIC COUNTS

Buford Drive 46,300 VPD
I-85 near Buford Drive 99,800 VPD

DEMOGRAPHICS - 2021 CoStar

	1 mile	3 miles	5 miles
Population	9,555	56,459	158,113
Daytime Pop.	1,164	16,696	60,933
Income	\$96,805	\$107,551	\$108,577

GPS COORDINATES

Lat. 34.04016 Long. -83.991319



Michael Walker, CRRP, CLS

Vice President, Leasing

mwalker@BrandProperties.com

770.623.2080 Direct | 401.480.0863 Mobile

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1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801