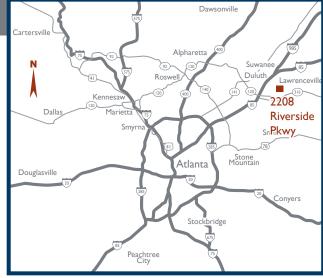
## 2208 RIVERSIDE PARKWAY

FORMER SONIC, LAWRENCEVILLE, GA 30043



### PROPERTY DETAILS

- Former Sonic Available adjacent to the Krogeranchored River Exchange Shopping Center in Gwinnett County
- The building itself is 1,756 SF; the total when including the exterior patio area is 5,334 SF
- Great visibility and multiple points of access on Riverside Parkway with 16,000 VPD; immediate access to GA Hwy. 316
- Strong demographics within a 3 mile radius where 75,684 residents have an average HH income of \$86,563, and daytime employment is 54,849
- Within 2 miles of Gwinnett Medical Center, many medical & office parks, three schools, Home Depot, Target, Marshall's, Hobby Lobby, AMC Theatres





BrandProperties.com 770.476.4801

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#### TRAFFIC COUNTS

Riverside Parkway 16,000 VPD GA Hwy 120 (Duluth Hwy) 28,000 VPD

#### **DEMOGRAPHICS - CoStar 2019**

	I mile	3 miles	5 miles
Population	11,433	75,684	206,022
Daytime Emploment	1,795	54,849	111,834
Ave. HH Income	\$78,604	\$86,563	\$85,525

#### **GPS COORDINATES**

Lat. 34.966472 Long. -84.03372











#### Lisa M. Graham

Senior Leasing Representative

Igraham@BrandProperties.com

770.497.6488 Direct | 678.469.4504 Mobile



1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801