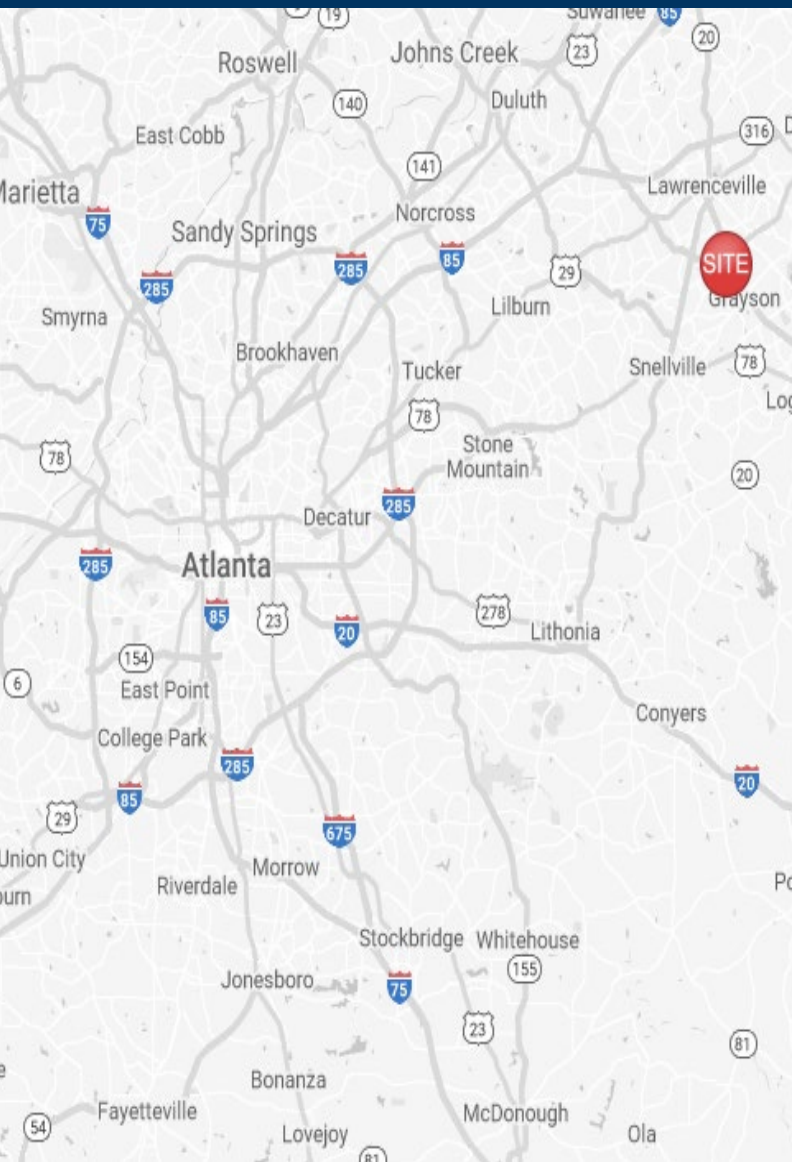


Grayson Pavilion

1365 Grayson Highway
Lawrenceville, Georgia 30045

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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Property Highlights

- Grayson Pavilion offers an extraordinary location for its retail, restaurant, and service tenants.
- Located at the intersection of Grayson Highway & Webb Ginn Road just southeast of I-85 North and one block from Sugarloaf Parkway.
- This center is across the street from Kids "R" Kids & Grayson Premier Preschool.
- This center offers excellent signage and easy access.
- Retail Space Available for Lease | 1,125 SF

Site Access: Property is accessible via two curb cuts on Grayson Highway.

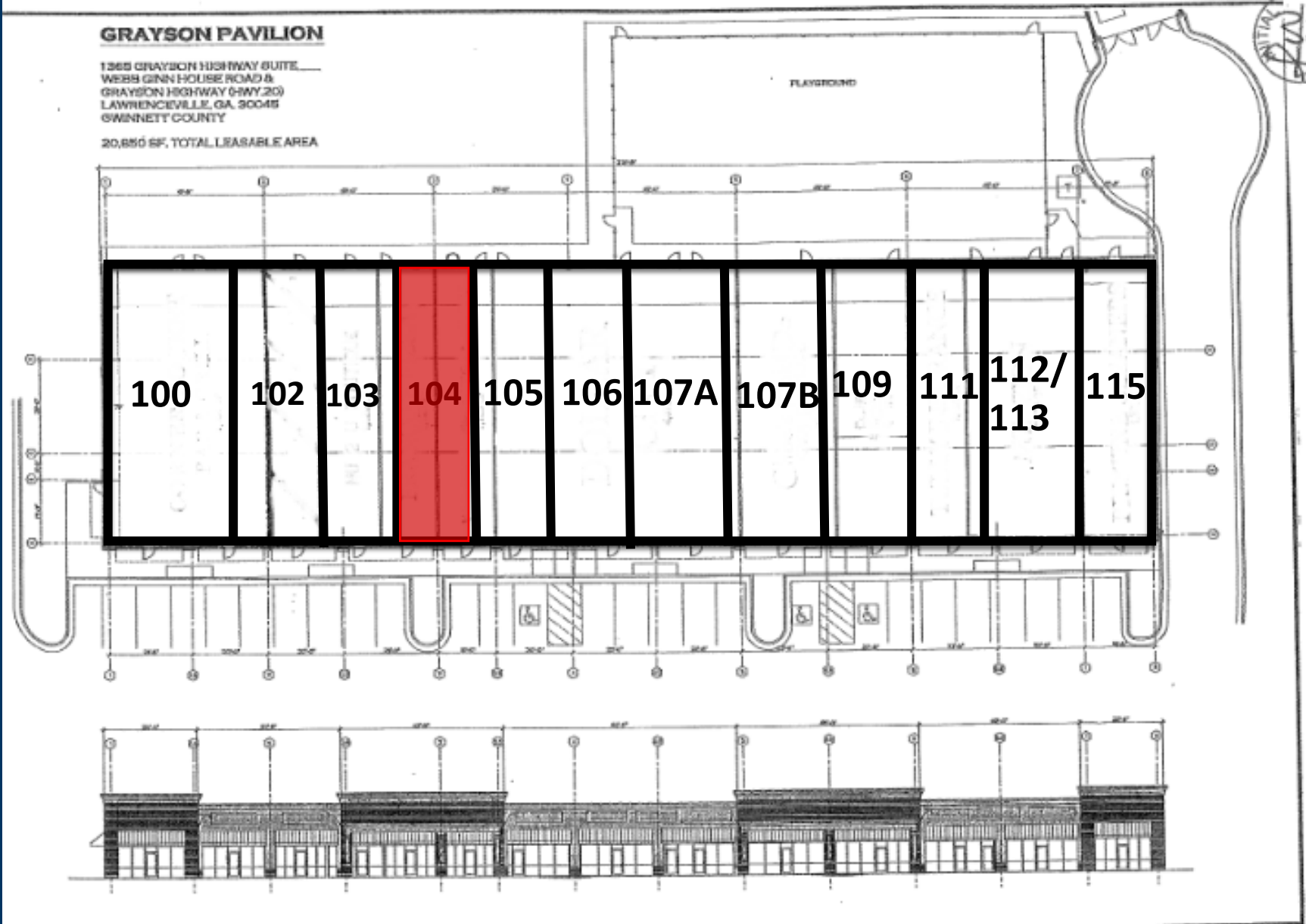
Grayson Pavilion

TENANTS

| | | |
|----------------|--------------------------|-------|
| 100 | Buffalo’s American Grill | 3,255 |
| 102 | Beardplay Barbershop | 1,125 |
| 103 | Cloud 9 Smoke Company | 1,125 |
| 104 | Retail Space Available | 1,125 |
| 105 | Art Nails & Spa | 1,125 |
| 106 | Grayson Dental Care | 1,433 |
| 107A | T-Mobile | 1,625 |
| 107B | PressBar Hair Salon | 1,625 |
| 109 | Choe’s HaKiDo | 1,800 |
| 111 | Grayson Caribbean Market | 1,576 |
| 112/ 113 | Jewlz Lounge & Bar | 3,375 |
| 115 | Pristine Cleaners | 1,500 |
| GLA: 20,689 SF | | |

Availability

1,125 SF Available



GRAYSON PAVILION

Site Plan

AREA DEMOGRAPHICS



2023
Population

| | |
|--------|---------|
| 1 MILE | 8,509 |
| 3 MILE | 69,782 |
| 5 MILE | 173,831 |



2023 Daytime
Population

| | |
|--------|--------|
| 1 MILE | 1,185 |
| 3 MILE | 22,573 |
| 5 MILE | 61,467 |



Household 2022

| | |
|--------|--------|
| 1 MILE | 2,844 |
| 3 MILE | 22,583 |
| 5 MILE | 56,337 |



Household
Income

| | |
|--------|-----------|
| 1 MILE | \$147,073 |
| 3 MILE | \$125,521 |
| 5 MILE | \$123,207 |



GRAYSON PAVILION

Trade Area Overview