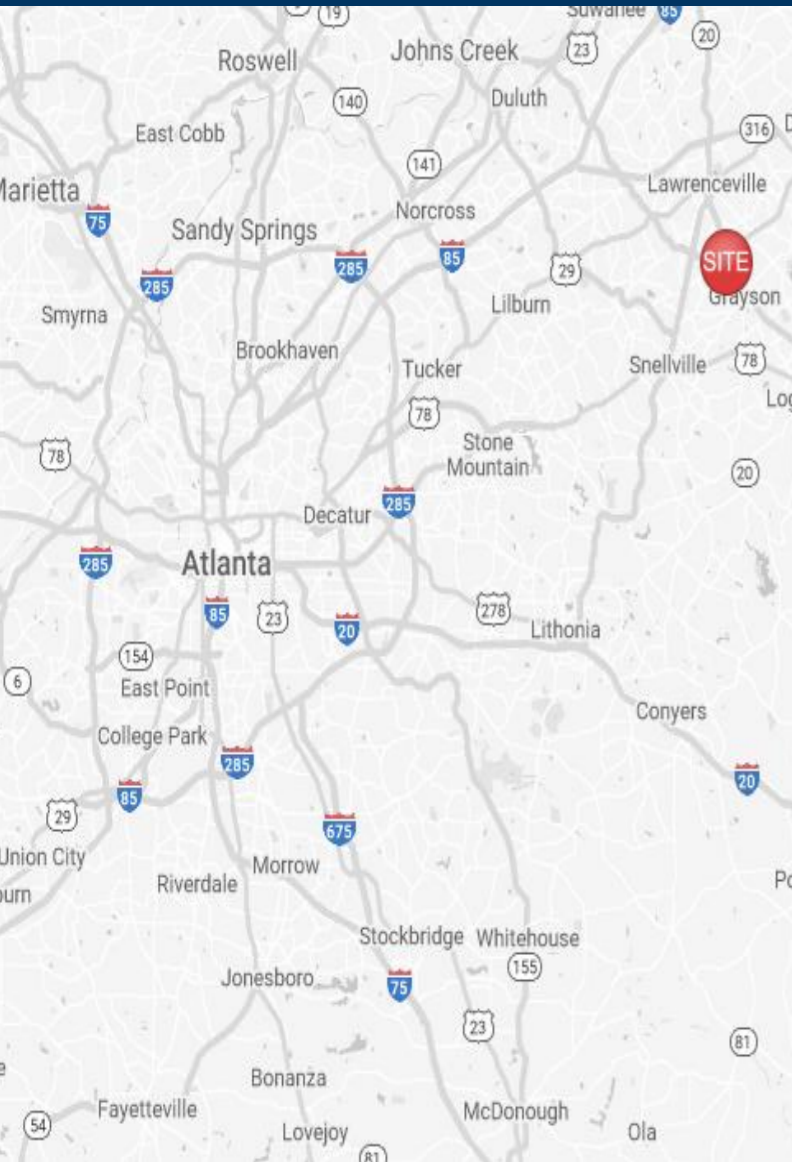


Grayson Pavilion

1365 Grayson Highway
Lawrenceville, Georgia 30045

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

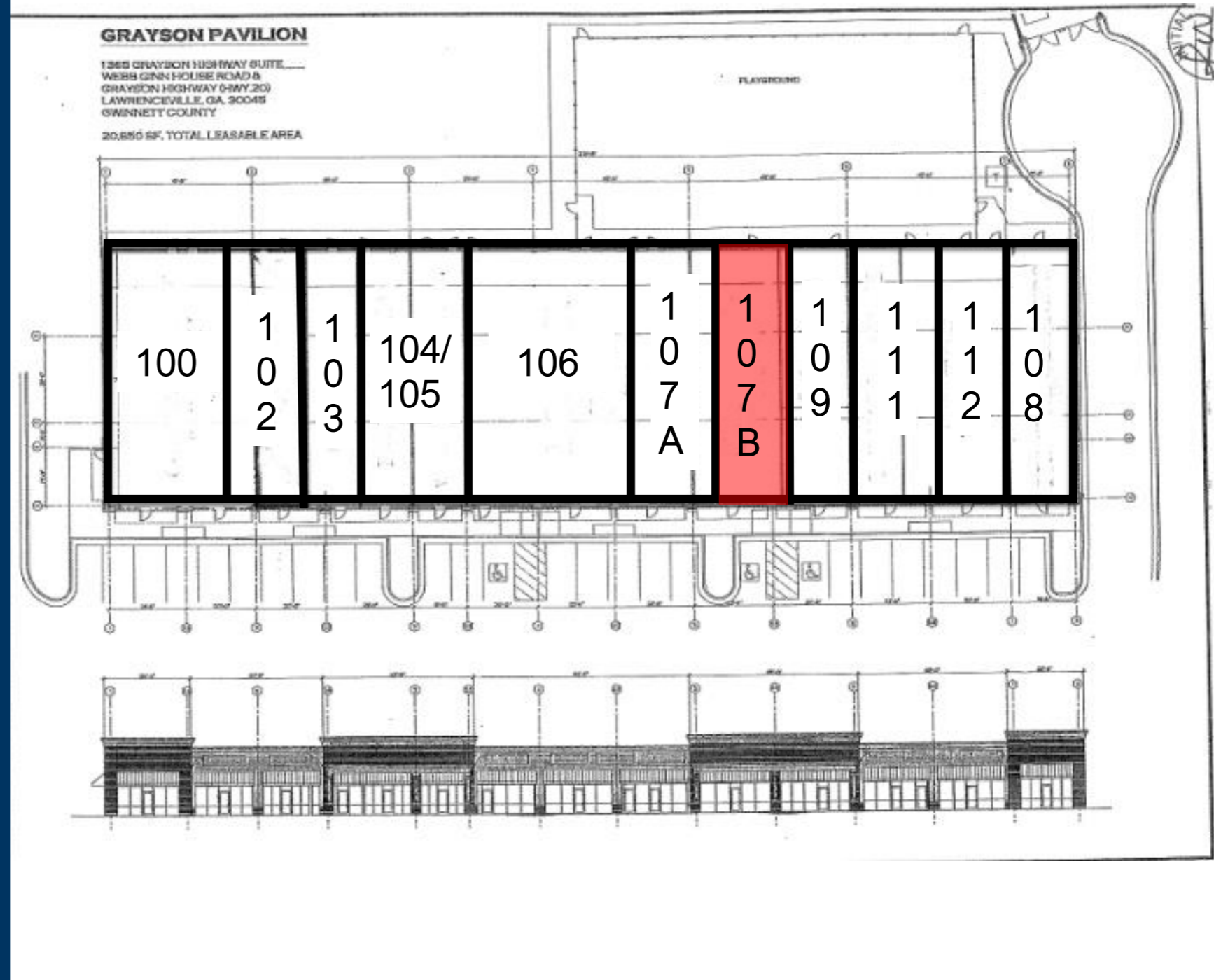
Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

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 | 1,625 SF
- Zoned C3

Grayson Pavilion TENANTS

100	Buffalo's American Grill	3,255
102	Beardplay Barbershop	1,125
103	Cloud 9 Smoke Company	1,125
104-105	Art Nails & Spa	2,250
106	Grayson Dental Care	1,433
107A	T-Mobile	1,625
107B	Retail Space Available	1,625
109	Choe's HaKiDo	1,800
111	Grayson Caribbean Market	1,576
112	Jewlz Lounge & Bar	3,375
108	Pristine Cleaners	1,500
GLA:		20,689 SF
Availability:		1,625 SF Available



GRAYSON PAVILION Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	10,857
3 MILE	70,868
5 MILE	175,010



2023 Daytime
Population

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



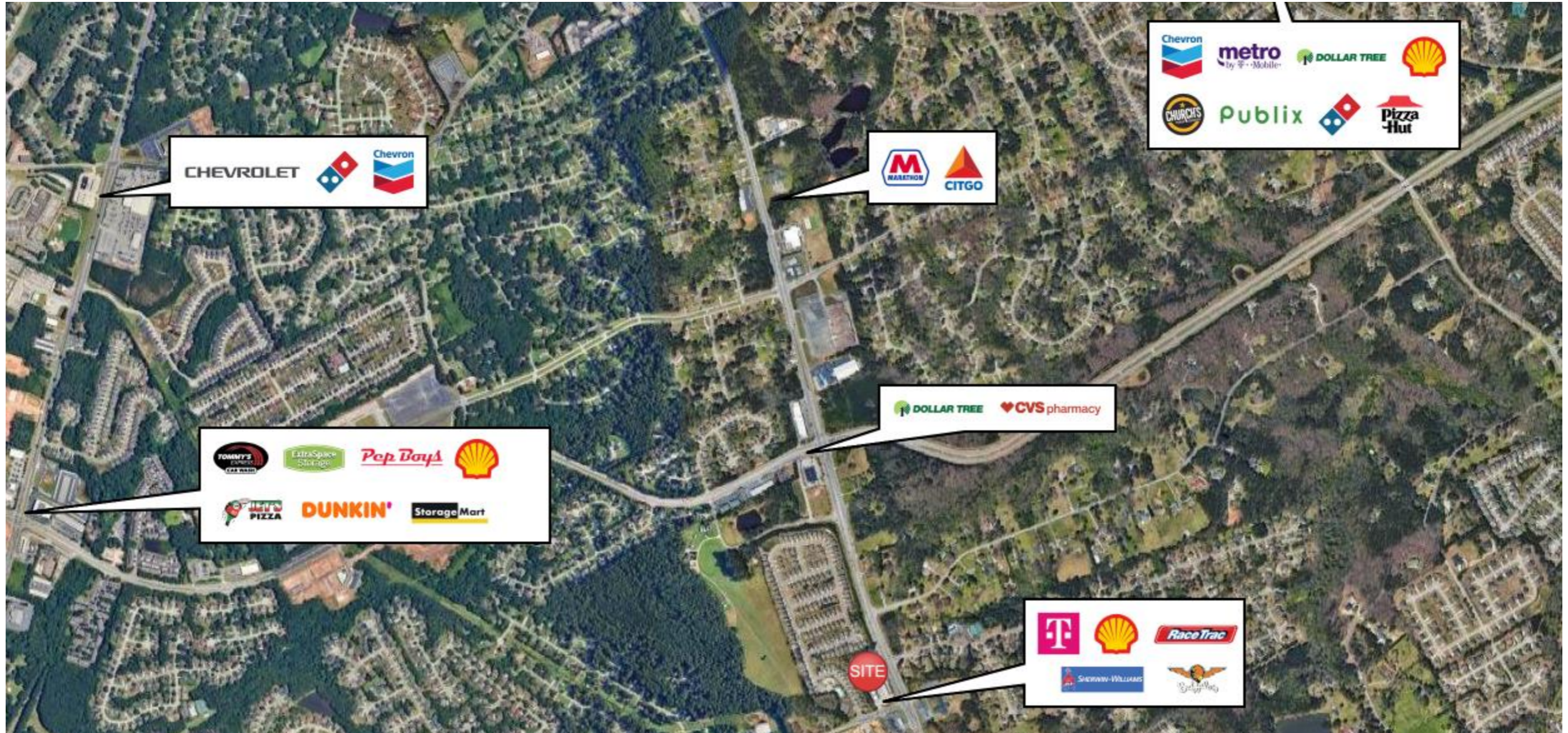
Household 2023

1 MILE	3,621
3 MILE	23,047
5 MILE	56,821



Household
Income

1 MILE	\$129,852
3 MILE	\$126,726
5 MILE	\$126,307



GRAYSON PAVILION

Trade Area Overview