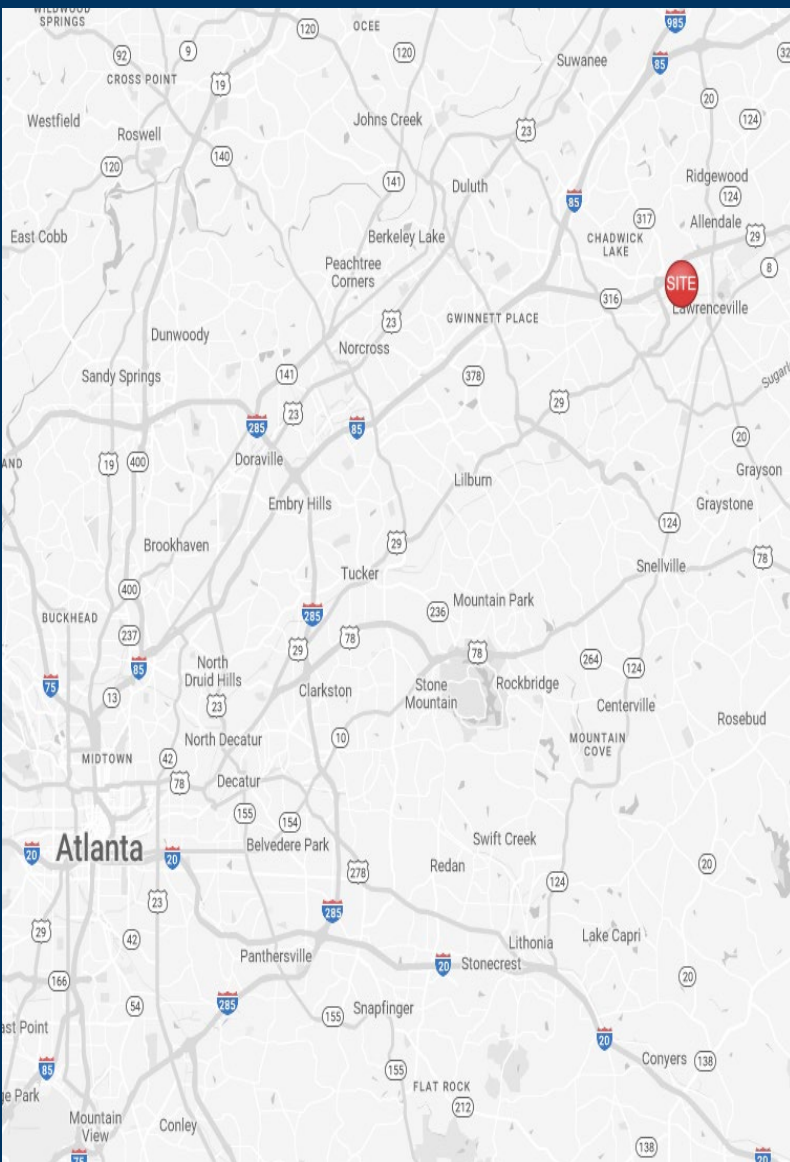


Hurricane Shoals Lawrenceville

420 Hurricane Shoals Road NW
Lawrenceville, GA 30046



Leasing Contacts

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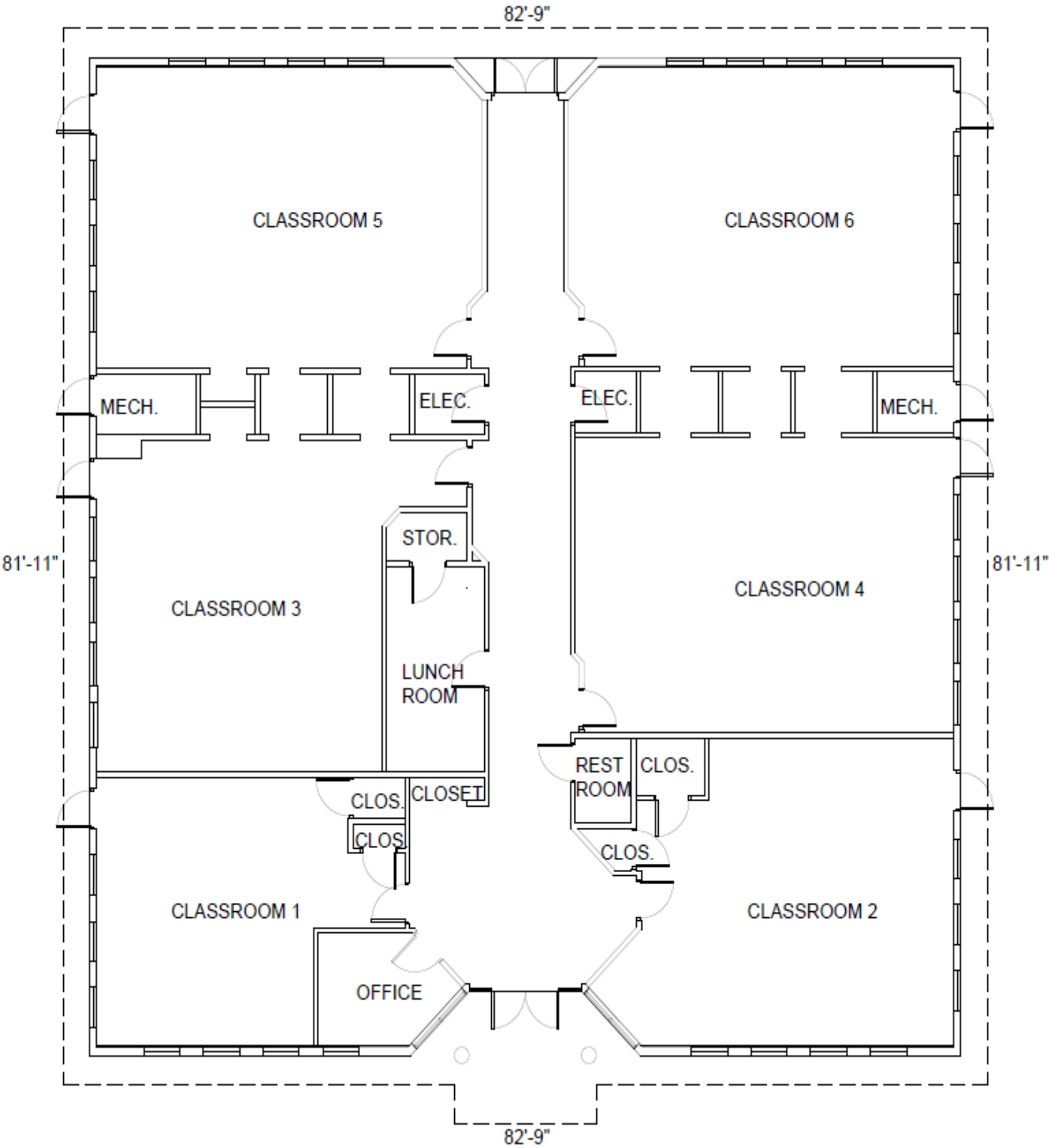
Property Highlights

- Located on Hurricane Shoals Road NW, just minutes from Gwinnett Northside Hospital and Interstate 316.
- 6,779 sf free-standing building with ample parking available for medical/office use.
- 2.74 Acre Lot
- Multiple access points from Hurricane Shoals Rd. NW & Maltbie St. NW
- Retail space for lease | 6,779 sf

Site Access: Property is accessible via Hurricane Shoals Rd. NW & Maltbie Rd.

Hurricane Shoals
Lawrenceville
TENANTS

100	Medical/Office Space Available	6,779
GLA: 6,779 SF		
Availability: 6,779 SF		



HURRICANE SHOALS
LAWRENCEVILLE
Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	8,584
3 MILE	79,680
5 MILE	220,074



2022 Daytime
Population

1 MILE	7,269
3 MILE	38,361
5 MILE	92,364



Household 2022

1 MILE	3,250
3 MILE	26,160
5 MILE	71,948



Household
Income

1 MILE	\$79,357
3 MILE	\$101,549
5 MILE	\$112,211



HURRICANE SHOALS LAWRENCEVILLE

Trade Area Overview

RIVERWOOD
PROPERTIES, LLC