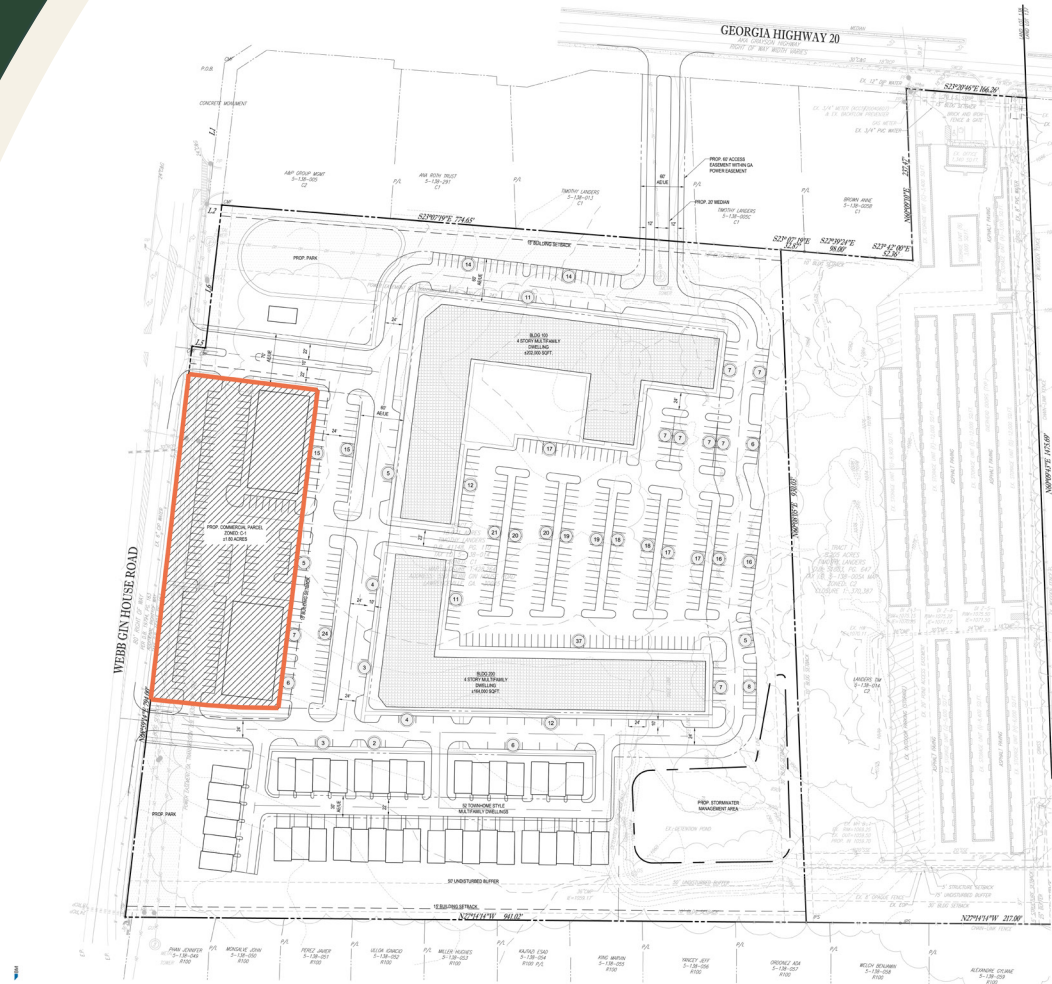


PRIME RETAIL PAD AVAILABLE

1.8 Acres for Sale or Lease

540 Webb Gin House Rd
Lawrenceville, GA, 30045



For Leasing Information Call

404-632-9074

info@bridger-properties.com



- 1.8 acres within Webb Ginn Township tied to The Whitby, a mixed-use development consisting of 300 luxury apartments and 31 townhomes.
- Situated on 17.14 acres at the the intersection of Grayson Highway and Webb Gin House Rd.
- Convenient access to I-85, Highway 316, and Downtown Lawrenceville's shopping and dining district.
- Zoned C1 Neighborhood Business District for commercial uses of a convenience nature for nearby residential neighborhoods.

540 WEBB GIN HOUSE RD.

Trade Area Overview



Population 2022

1 Mile	8,397
3 Mile	67,979
5 Mile	169,559



Population Growth 2022-2027

1 Mile	6.38%
3 Mile	5.68%
5 Mile	5.63%



Households 2022

1 Mile	2,833
3 Mile	22,005
5 Mile	55,327



Average Household Income 2020

1 Mile	\$118,346
3 Mile	\$101,530
5 Mile	\$94,433

540 WEBB GIN HOUSE RD.

PROPERTY PLANS



WEBB GIN HOUSE RD.

540 WEBB GIN HOUSE RD.

- 1.80 Acres
- Zoned C-1
- 574 Parking Spaces

WHITBY
 WEBB GIN TOWNSHIP
 (331 units)

VPD 16,500



VPD 43,969

(PROPOSED)
GRAYSON MULTIFAMILY
 98 UNITS
 +
 2,500 SF - RETAIL
 5,500 SF - RETAIL

GRAYSON RIDGE SENIOR HOMES
 (240 UNITS)

GRAYSON HWY

540 WEBB GIN HOUSE RD.