

# PROPERTY FOR SALE

425 W. Pike Street  
Lawrenceville, GA 30046

Gwinnett County



NORTHSIDE HOSPITAL  
GWINNETT



## PROPERTY INFORMATION

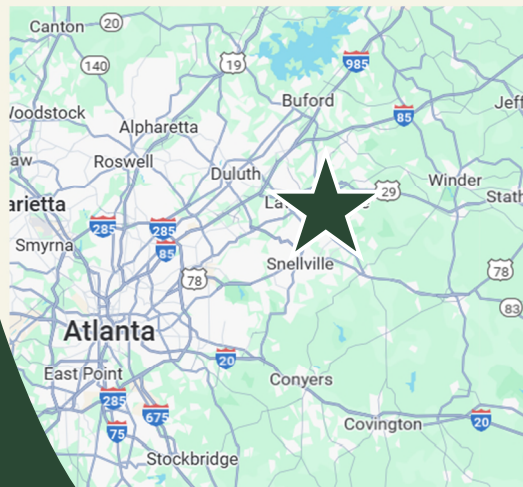
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**BRIDGER**  
PROPERTIES



- 4,400 SF Vacant Building located on 0.80 Acres at the signalized intersection of W Pike Street (Hwy 120) and Public Works Drive in Lawrenceville, Georgia.
- Property is Zoned BG – General Business.
- Area sees huge daytime business with 19,642 Employees within 1 Mile and 45,898 Employees within 3 miles!
- Traffic Counts of 49,000 VPD in front of the property.
- Located down the street from Northside Hospital Gwinnett, currently generating 1.99 Million Annual Visits!
- Discovery High School is just 2 minutes away and consists of 2,803 Students and 170 Faculty.





# 4,400 SF BUILDING

## TRADE AREA OVERVIEW



**Total Population**

1 MILE: 6,577  
3 MILE: 78,966  
5 MILE: 215,293



**Total Households**

1 MILE: 2,421  
3 MILE: 25,829  
5 MILE: 69,509



**Average HH Incomes**

1 MILE: \$68,893  
3 MILE: \$82,319  
5 MILE: \$98,896



**Total Employees**

1 MILE: 19,642  
3 MILE: 45,898  
5 MILE: 73,325



# 4,400 SF BUILDING

## SITE PHOTOS



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# 4,400 SF BUILDING

## SURVEY & SITE PLAN

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