

FOR SALE
1990 Riverside Parkway
Lawrenceville, Georgia 30043



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Investment Summary



OVERVIEW

Qualified investors are extended the opportunity to purchase the fee simple interest in the retail building located at 1990 Riverside Parkway in Lawrenceville, Georgia. This 5,900 square foot building, located within the project known as One Twenty Riverplace, represents an excellent opportunity to acquire a well-located, high-quality investment property in an area that continues to be one of the most desirable areas of Metro Atlanta.

TENANT SUMMARY

1990 Riverside Parkway is comprised of one (1) tenant suite and is 100% leased. The building is occupied by a strong credit tenant and the development is located in a dynamic growth corridor near many other national retail tenants.

LOCATION

The subject property is located in Lawrenceville, Gwinnett County, Georgia, approximately 25 miles northeast of the Atlanta CBD. The subject property is a retail building located just north of the intersection of Duluth Highway and Riverside Parkway.

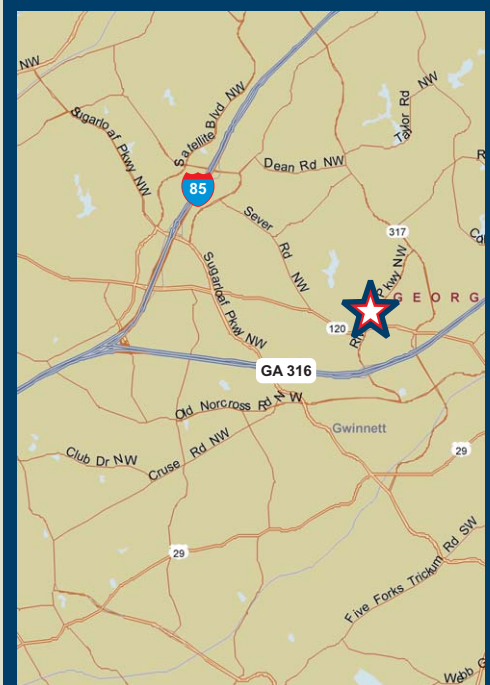
Property Summary

TRAFFIC COUNT

According to the 2008 traffic study, 7,500 cars travel daily on Riverside Parkway just north of the subject property, while 16,440 cars travel past a point just south. 29,320 cars travel on Duluth Highway at the intersection of Riverside parkway as part of their daily route.

ACCESSIBILITY

Specific right-in, right out access to the property is provided from Riverside Parkway. The traffic controlled intersection of Duluth Highway and Riverside Parkway is located less than one mile from its interchange with GA-316.



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2014 Projected Population	10,948	94,503	239,019
Population Growth (1990-2000)	159.93%	112.31%	104.36%
2009 Estimated Average Household Income	\$77,848	\$76,044	\$75,884

ASKING PRICE \$1,165,000

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