DINERMAN GROUP

120 GLOSTER ROAD
Lawrenceville, GA 30044



OFFICE | WAREHOUSE | SHOWROOM | STUDIO | INDUSTRIAL

PROFILE

- 24,287 SF building with high ceilings and overhead door access in some suites
- Loading area for most suites
- Ample parking with some gated
- 2 suites currently available:

  Suite 4 - 1,550 SF - High Visibility Office Space - Tour Online

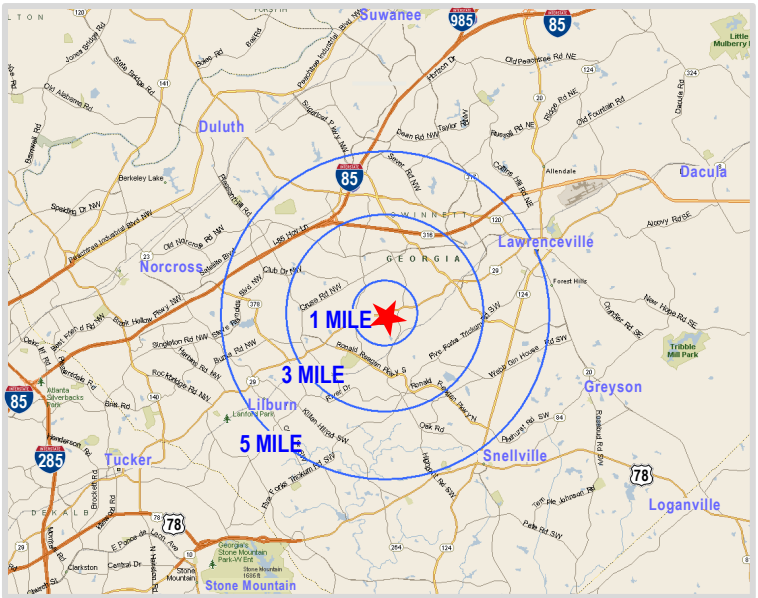
  Suite 6 - 4,216 SF - Overhead Door Access - Tour Online

LOCATION

- Convenient location between Lawrenceville and Norcross
- Just off Lawrenceville Hwy (route 29) with traffic counts of 25,300 VPD at the Gloster Road intersection
- Minutes to I-85, 316 (University Pkwy) and Ronald Reagan Pkwy
- Densely populated area with over 247,000 people in a 5 mile radius and incomes above $106,000 in 1, 3 and 5 miles rings
- Monument signage available



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2026)	12,868	97,614	247,712
Households	4,029	30,312	82,720
Average HH Income	$115,220	$117,583	$106,970



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900 Circle 75 Parkway
Suite 250
Atlanta, GA 30339

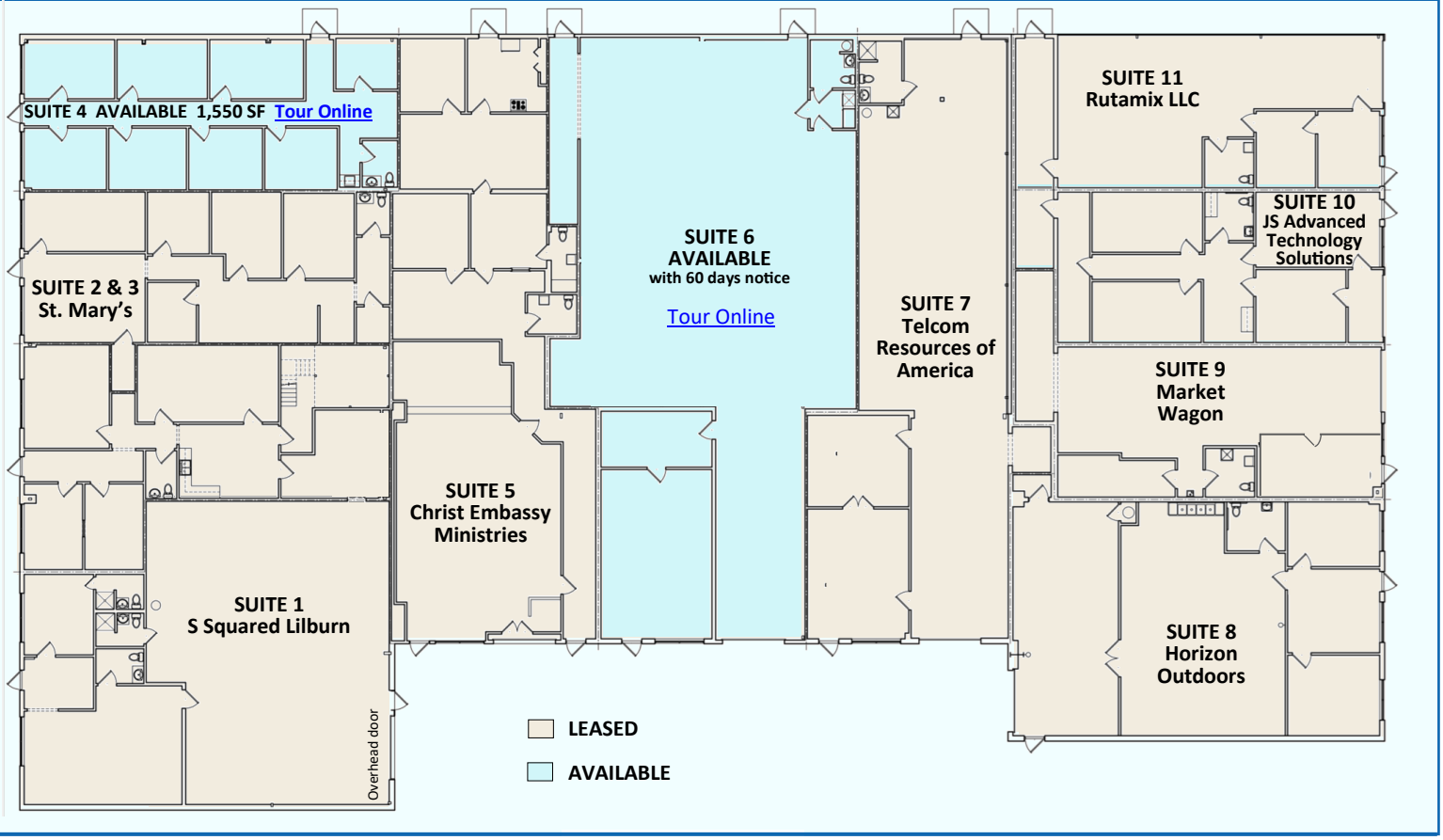
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Aerial Perspective



Floor Plan



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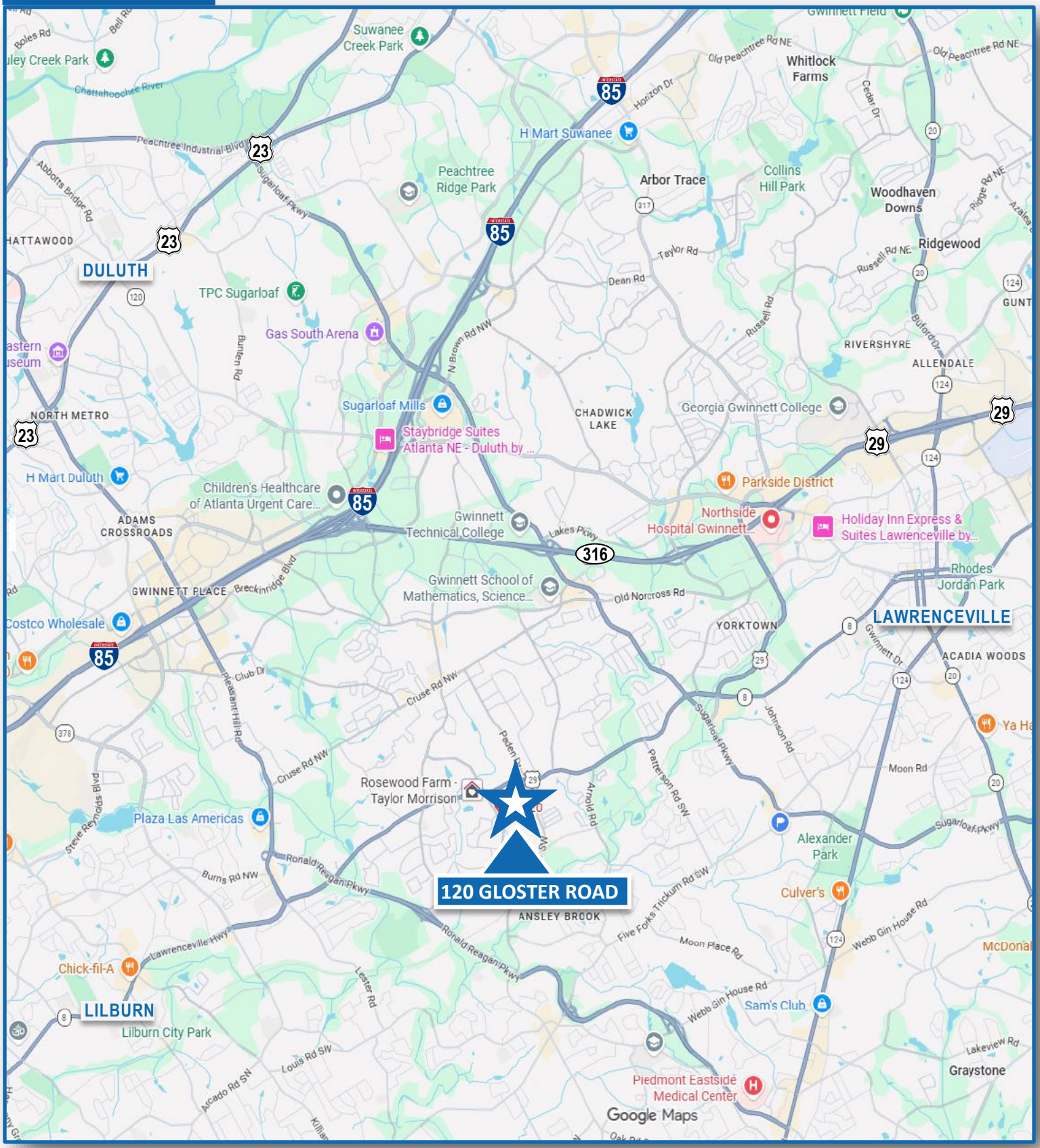
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Area Map

Explore on Google Maps



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PHOTO GALLERY











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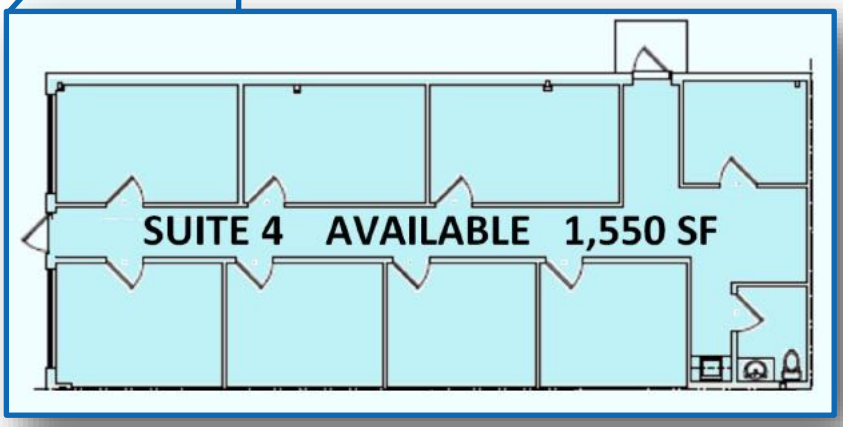
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SUITE 4

1,550 SF

- Office Space
- Excellent street front visibility
- [Tour Online]









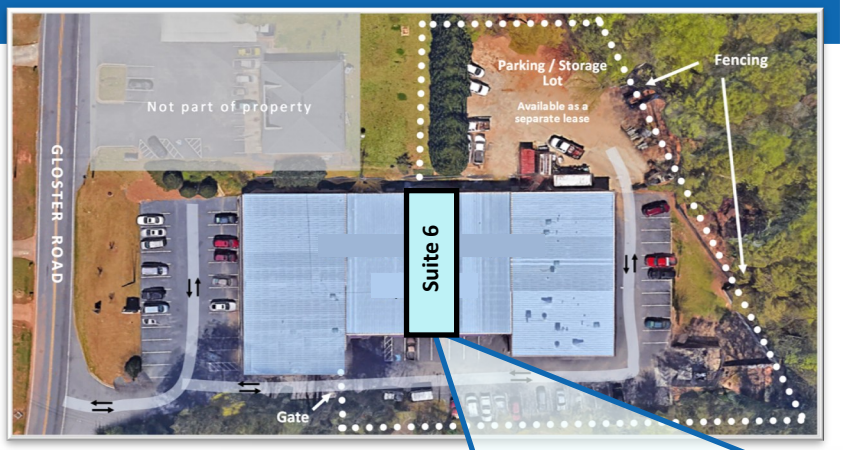


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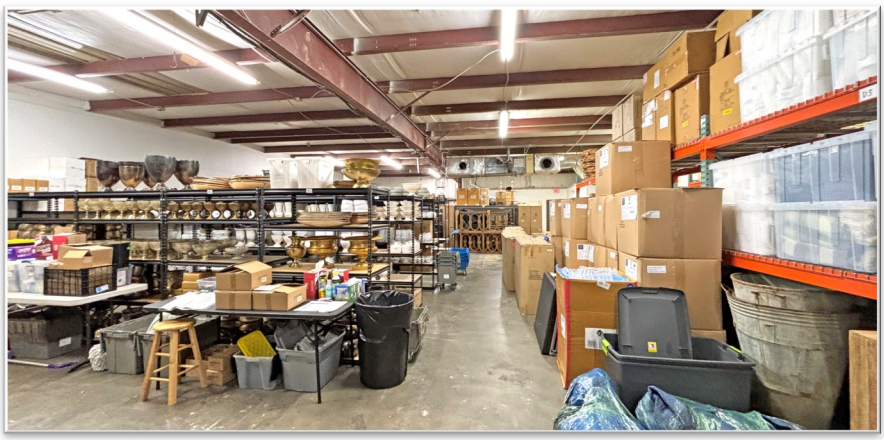
SUITE 6



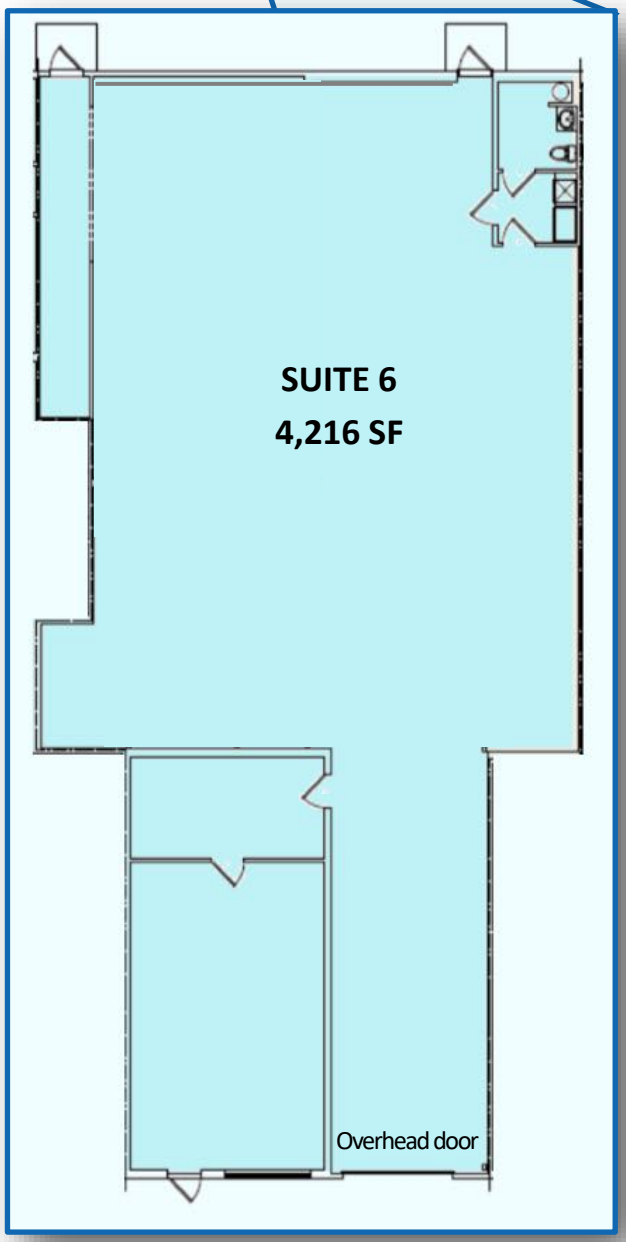
4,216 SF

- Warehouse | Office Combination
- Overhead Door Access
- 14 - 16 foot ceiling height in Warehouse
- Tour Online









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