



1430 Five Forks Trickum Road
Lawrenceville, GA 30044

PROFILE

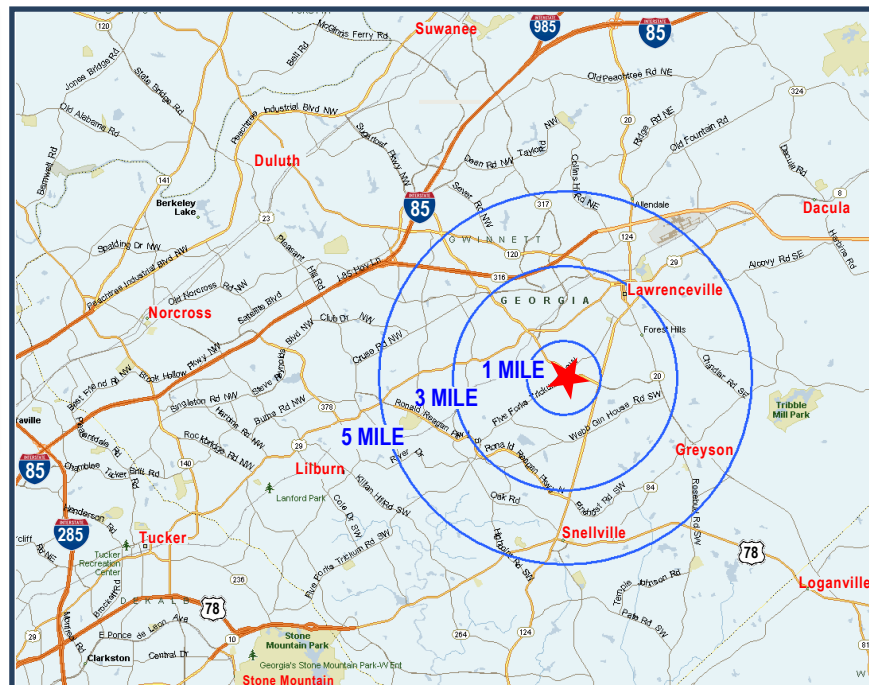
- 29,775 Square foot retail center built in 2000
- Tenants include Frontera Mex Mex Grill, Allstate and Trust Health MD
- Current Availability:
 - ◆ Suite 150 - 2,200 SF - Available 3-1-27

LOCATION

- Located at the intersection of Sugarloaf Parkway and Five Forks Trickum Road in Lawrenceville
- Directly across from a Publix anchored center
- Strong demographics with household incomes exceeding \$114,000 in a 1 and 3 mile rings
- High visibility from both Sugarloaf Parkway and Five Forks Trickum with traffic counts over 50,000 VPD combined
- Excellent parking with over 200 spaces



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2026)	11,315	85,271	235,370
Households	3,465	27,447	76,104
Average HH Income	\$124,962	\$118,941	\$114,745



AERIAL PERSPECTIVE



SITE PLAN



TENANT ROSTER

Suite 100 The Best Hair Salon
Suite 110 Nail Fervour
Suite 130 Bee Bare Brazilian Wax
Suite 150 Available 3-1-27 2,200 SF

Suite 200 Flowers Cleaners
Suite 210 Peachtree Physical Therapy
Suite 220 Trust Health MD
Suite 230 Frontera Mex Mex Grill
Suite 250 Spring Massage
Suite 260 Athens Grill

Suite 300 Challenge 2 Get Fit
Suite 310 Allstate Insurance
Suite 320 Allstate Insurance