

# PLEASANT HILL POINT

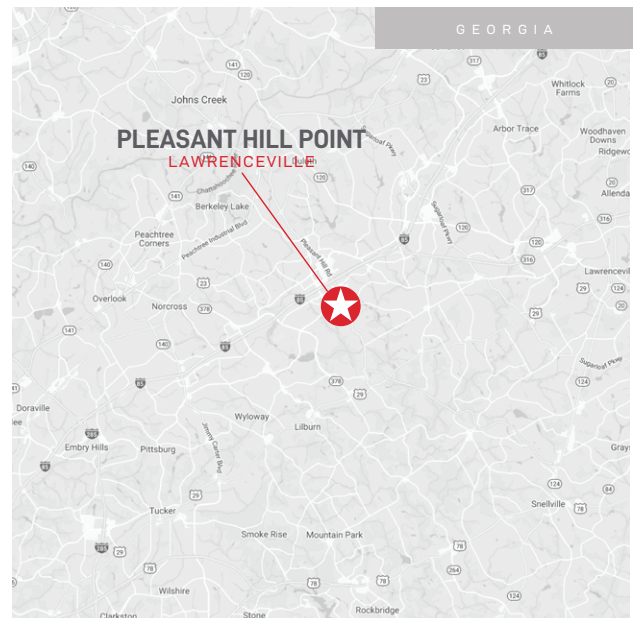


## PROPERTY INFORMATION

- Less than one mile from I-85 in Gwinnett County
- Signalized entrance with excellent visibility
- 24,400 +/- GA DOT daily traffic count on Club Drive
- 52,900 +/- GA DOT daily traffic count on Pleasant Hill Road
- #1 Most Diverse Counties in America out of 2,768 (Niche Media 2024)
- #5 Best Counties for Families in Georgia out of 150 (Niche Media 2024)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2024	19,679	109,734	261,324
Projected Population 2029	20,802	111,949	266,819
Average Household Income	\$62,983	\$81,677	\$100,085



## CONTACT

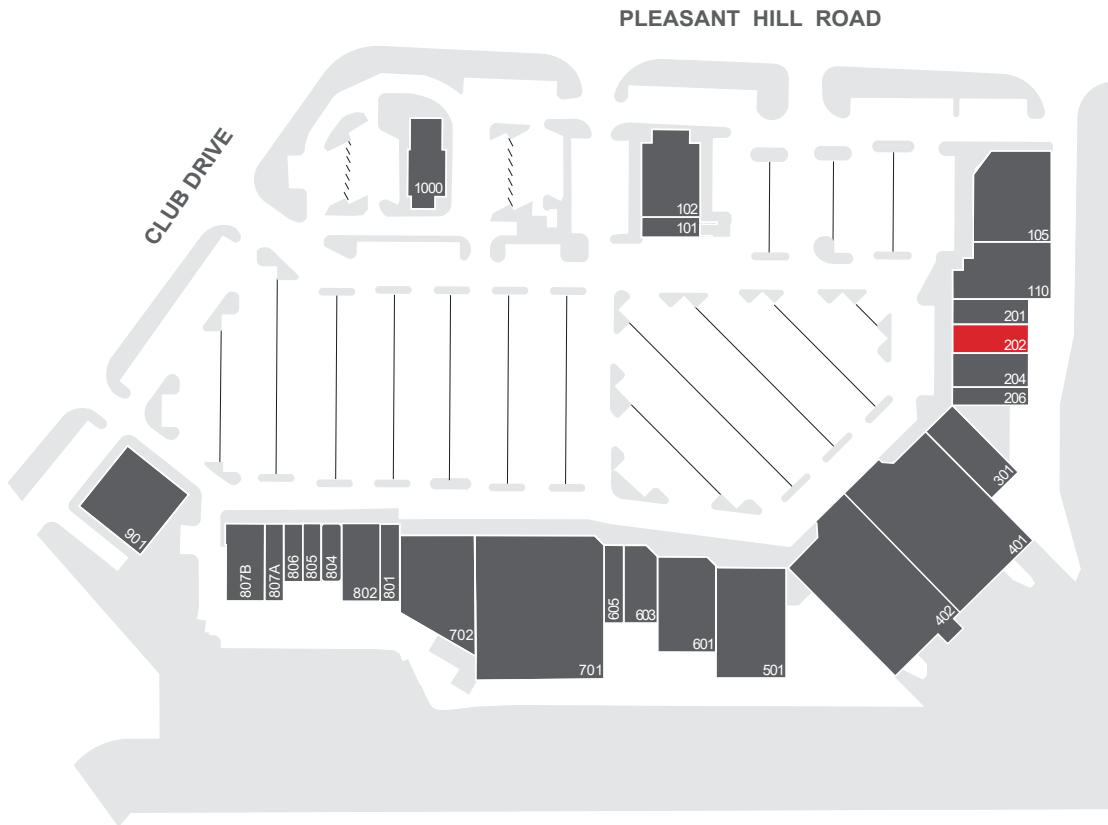
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1455 PLEASANT HILL RD., LAWRENCEVILLE, GA 30040



## SUITES

SUITE	TENANT	SQ. FT.
101	Crazy Wings	1,200
102	Advance Auto Parts	5,925
105	Empire Beauty School	7,200
110	Johnny's Sports Bar and Grill	5,000
201	Magic Barber Shop	2,000
202	AVAILABLE	2,400
204	White Tiger Taekwondo	2,800
206	The UPS Store	1,600
301	Express Coin Laundry	4,000
401	Guitar Center	16,200
402	Aldukkan International Market	15,291
501	Family Dollar	8,468
601	God Chosen Development Center	5,950
603	Com Mai	2,350
605	Planet Fitness Addition	2,000
701	Planet Fitness	16,084
702	Super Mercado	12,164
801	Cricket Wireless	2,400
802	H&R Block	2,330
804	Centro Medico ProMed	1,200
805	La Antioquenita Jeans	1,238
806	Lynn's Nails	1,200
807A	Dentist in Lawrenceville	1,600
807B	Los Recuerdos	3,200
901	Premier Pawn and Jewelry	6,500
1000	Chipotle Mexican Grill	2,250
<b>TOTAL GLA:</b>		<b>132,550</b>



## CONTACT

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