

# PLEASANT HILL POINT

1455 PLEASANT HILL RD., LAWRENCEVILLE, GA 30040



## PROPERTY INFORMATION

Less than one mile from I-85 in Gwinnett County

Signalized entrance with excellent visibility

21,000 +/- GA DOT daily traffic count on Club Drive

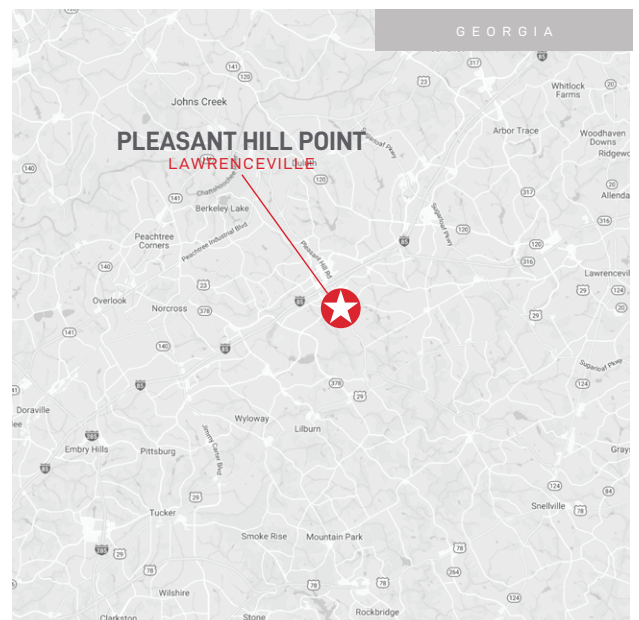
54,000 +/- GA DOT daily traffic count on Pleasant Hill Road

#1 Most Diverse Counties in America out of 150 (Niche Media 2025)

### #5 Best Counties for Families in Georgia out of 150 (Niche Media 2025)

## DEMOGRAPHICS

|                           | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------------|----------|----------|-----------|
| Population 2025           | 19,699   | 110,437  | 266,864   |
| Projected Population 2030 | 19,282   | 107,260  | 261,904   |
| Average Household Income  | \$59,724 | \$83,720 | \$100,349 |



## CONTACT

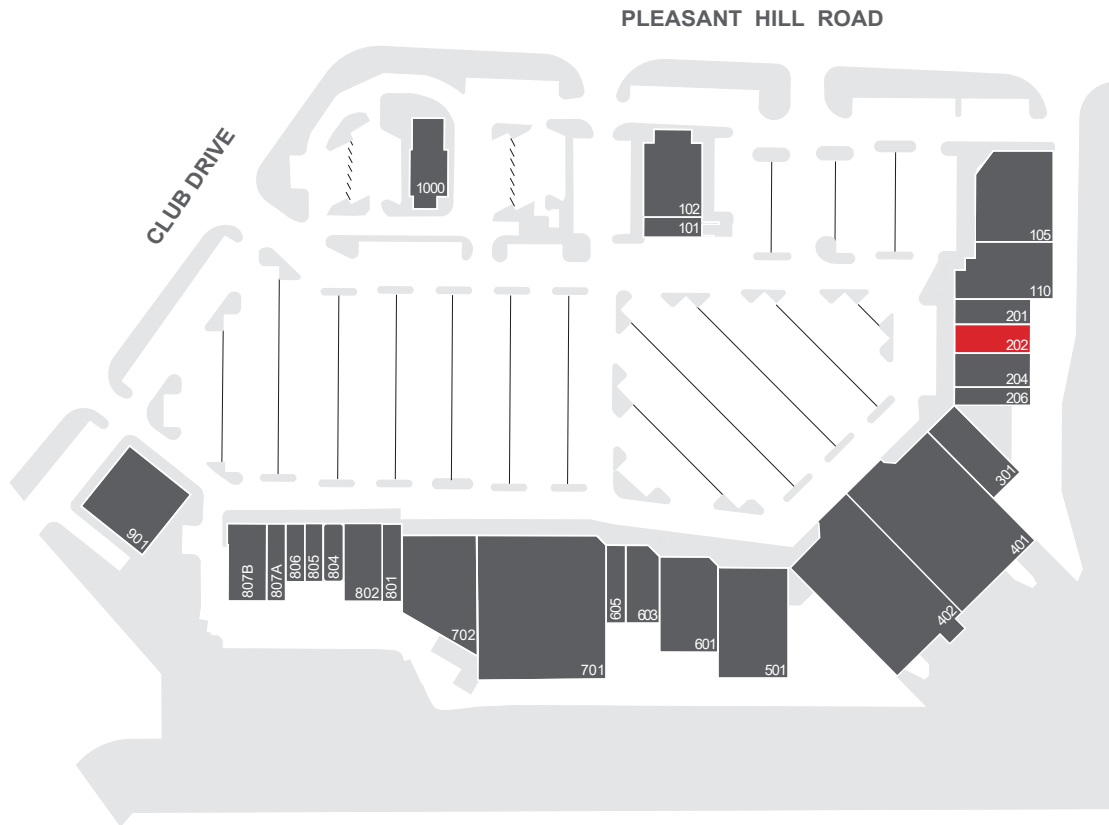
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# STAFFORD

**Building** on the Past. **Developing** for the Future.

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## 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> |



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