

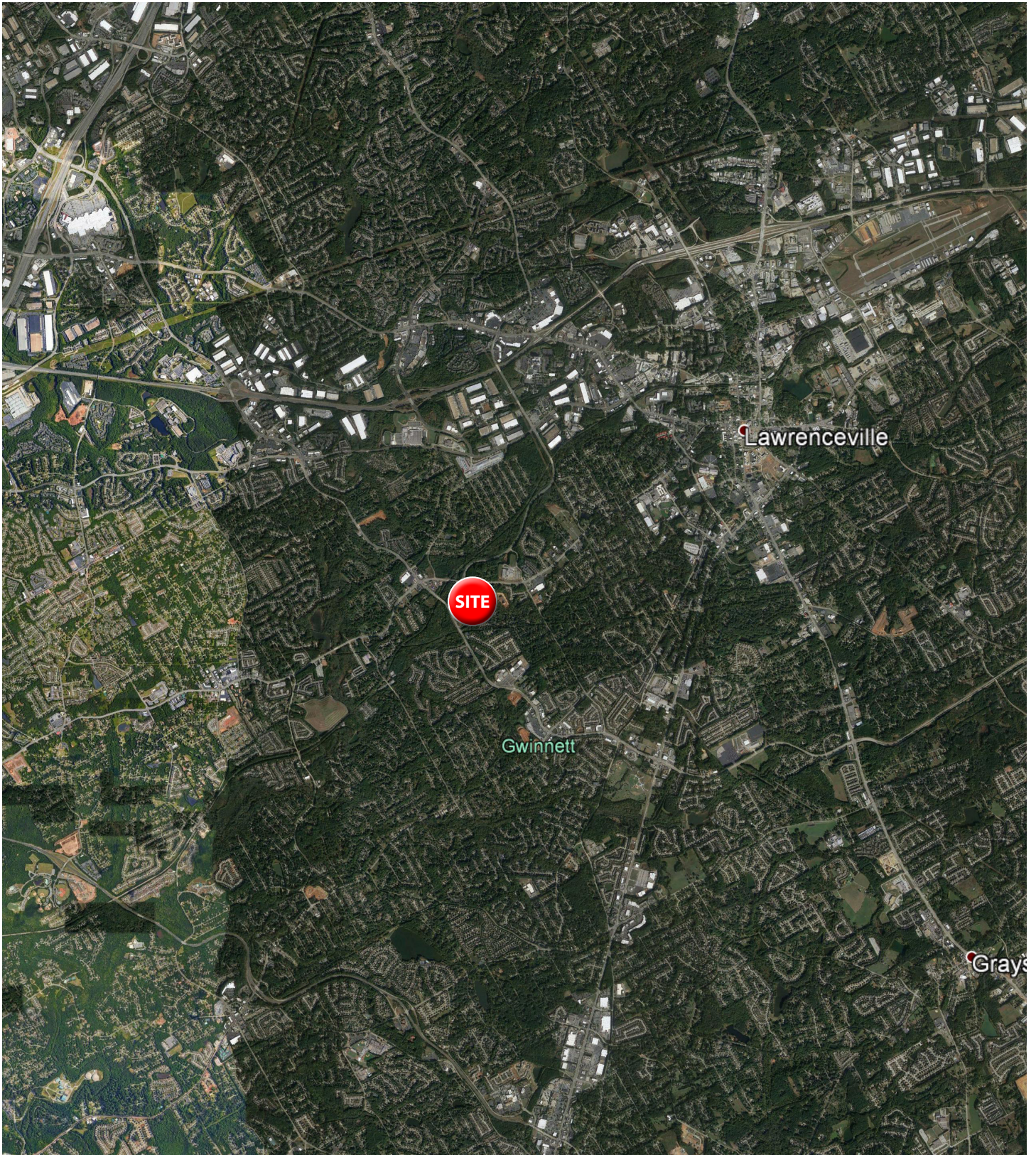
LAWRENCEVILLE COMMONS

1400 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044



Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION



AERIAL



OUTPARCELS AVAILABLE

Outparcels	Tenant
1	Bank of America
2	AVAILABLE 1.98 Ac.
3	AVAILABLE 11.32 Ac.



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WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

233,568



**Estimated
Households**

74,334



**Average HH
Income**

\$98,486



**Median HH
Income**

\$75,853



**Total
Businesses**

12,276



**Total
Employees**

95,280



DEMOGRAPHIC REPORT

Lat/Lon: 33.9365/-84.025

RF1

1400 Lawrenceville Hwy		1 mi radius	3 mi radius	5 mi radius
Lawrenceville, GA 30044				
POPULATION	2021 Estimated Population	10,085	88,068	233,568
	2026 Projected Population	10,307	90,545	242,844
	2010 Census Population	9,267	78,574	206,768
	2000 Census Population	6,739	60,023	155,539
	Projected Annual Growth 2021 to 2026	0.4%	0.6%	0.8%
	Historical Annual Growth 2000 to 2021	2.4%	2.2%	2.4%
HOUSEHOLDS	2021 Estimated Households	3,118	28,878	74,334
	2026 Projected Households	3,199	29,898	77,868
	2010 Census Households	2,959	26,539	67,612
	2000 Census Households	2,167	20,044	52,149
	Projected Annual Growth 2021 to 2026	0.5%	0.7%	1.0%
	Historical Annual Growth 2000 to 2021	2.1%	2.1%	2.0%
AGE	2021 Est. Population Under 10 Years	13.5%	13.0%	12.9%
	2021 Est. Population 10 to 19 Years	14.9%	15.3%	15.5%
	2021 Est. Population 20 to 29 Years	12.9%	14.0%	13.8%
	2021 Est. Population 30 to 44 Years	21.2%	20.2%	20.0%
	2021 Est. Population 45 to 59 Years	21.1%	21.1%	21.2%
	2021 Est. Population 60 to 74 Years	12.4%	12.3%	12.5%
	2021 Est. Population 75 Years or Over	4.0%	4.1%	4.2%
	2021 Est. Median Age	35.6	35.5	35.8
MARITAL STATUS & GENDER	2021 Est. Male Population	48.2%	48.0%	48.3%
	2021 Est. Female Population	51.8%	52.0%	51.7%
	2021 Est. Never Married	32.1%	31.8%	32.8%
	2021 Est. Now Married	47.7%	47.6%	48.5%
	2021 Est. Separated or Divorced	14.1%	15.7%	14.4%
	2021 Est. Widowed	6.1%	4.9%	4.3%
INCOME	2021 Est. HH Income \$200,000 or More	4.3%	5.9%	7.7%
	2021 Est. HH Income \$150,000 to \$199,999	5.4%	5.9%	6.7%
	2021 Est. HH Income \$100,000 to \$149,999	19.4%	16.7%	17.3%
	2021 Est. HH Income \$75,000 to \$99,999	16.6%	16.9%	17.4%
	2021 Est. HH Income \$50,000 to \$74,999	24.2%	20.1%	19.5%
	2021 Est. HH Income \$35,000 to \$49,999	9.5%	11.4%	11.3%
	2021 Est. HH Income \$25,000 to \$34,999	9.4%	9.1%	7.6%
	2021 Est. HH Income \$15,000 to \$24,999	5.8%	6.0%	5.5%
	2021 Est. HH Income Under \$15,000	5.5%	8.1%	7.0%
	2021 Est. Average Household Income	\$97,709	\$92,532	\$98,486
	2021 Est. Median Household Income	\$71,187	\$70,481	\$75,853
	2021 Est. Per Capita Income	\$30,230	\$30,367	\$31,459
	2021 Est. Total Businesses	363	4,979	12,276
	2021 Est. Total Employees	2,490	39,396	95,280

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Lawrenceville, GA 30044				
RACE	2021 Est. White	34.0%	39.2%	41.3%
	2021 Est. Black	34.9%	34.9%	33.3%
	2021 Est. Asian or Pacific Islander	17.4%	13.0%	12.6%
	2021 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%
	2021 Est. Other Races	13.1%	12.5%	12.2%
HISPANIC	2021 Est. Hispanic Population	2,379	19,251	50,264
	2021 Est. Hispanic Population	23.6%	21.9%	21.5%
	2026 Proj. Hispanic Population	24.0%	22.4%	22.0%
	2010 Hispanic Population	23.5%	20.9%	20.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	6,594	57,072	151,079
	2021 Est. Elementary (Grade Level 0 to 8)	8.0%	6.3%	6.1%
	2021 Est. Some High School (Grade Level 9 to 11)	8.4%	6.7%	6.4%
	2021 Est. High School Graduate	27.0%	24.6%	23.1%
	2021 Est. Some College	19.1%	20.2%	19.5%
	2021 Est. Associate Degree Only	10.0%	9.5%	9.6%
	2021 Est. Bachelor Degree Only	16.4%	20.7%	22.6%
	2021 Est. Graduate Degree	11.2%	12.1%	12.6%
HOUSING	2021 Est. Total Housing Units	3,295	30,121	77,376
	2021 Est. Owner-Occupied	73.5%	63.9%	67.1%
	2021 Est. Renter-Occupied	21.1%	32.0%	29.0%
	2021 Est. Vacant Housing	5.4%	4.1%	3.9%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	5.4%	7.5%	8.1%
	2021 Homes Built 2000 to 2009	22.5%	19.2%	19.9%
	2021 Homes Built 1990 to 1999	21.8%	28.1%	30.1%
	2021 Homes Built 1980 to 1989	31.6%	25.7%	23.5%
	2021 Homes Built 1970 to 1979	9.4%	10.5%	10.3%
	2021 Homes Built 1960 to 1969	2.4%	2.4%	2.1%
	2021 Homes Built 1950 to 1959	1.3%	1.4%	1.2%
	2021 Homes Built Before 1949	0.3%	1.1%	0.9%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.4%	0.6%	0.9%
	2021 Home Value \$500,000 to \$999,999	1.3%	3.2%	4.3%
	2021 Home Value \$400,000 to \$499,999	2.1%	4.9%	6.3%
	2021 Home Value \$300,000 to \$399,999	14.0%	15.3%	18.0%
	2021 Home Value \$200,000 to \$299,999	49.3%	42.8%	40.4%
	2021 Home Value \$150,000 to \$199,999	19.5%	22.1%	20.2%
	2021 Home Value \$100,000 to \$149,999	8.3%	7.1%	6.3%
	2021 Home Value \$50,000 to \$99,999	2.4%	1.9%	1.8%
	2021 Home Value \$25,000 to \$49,999	0.5%	0.8%	0.6%
	2021 Home Value Under \$25,000	2.1%	1.2%	1.2%
	2021 Median Home Value	\$228,482	\$242,364	\$252,864
	2021 Median Rent	\$1,178	\$1,068	\$1,103

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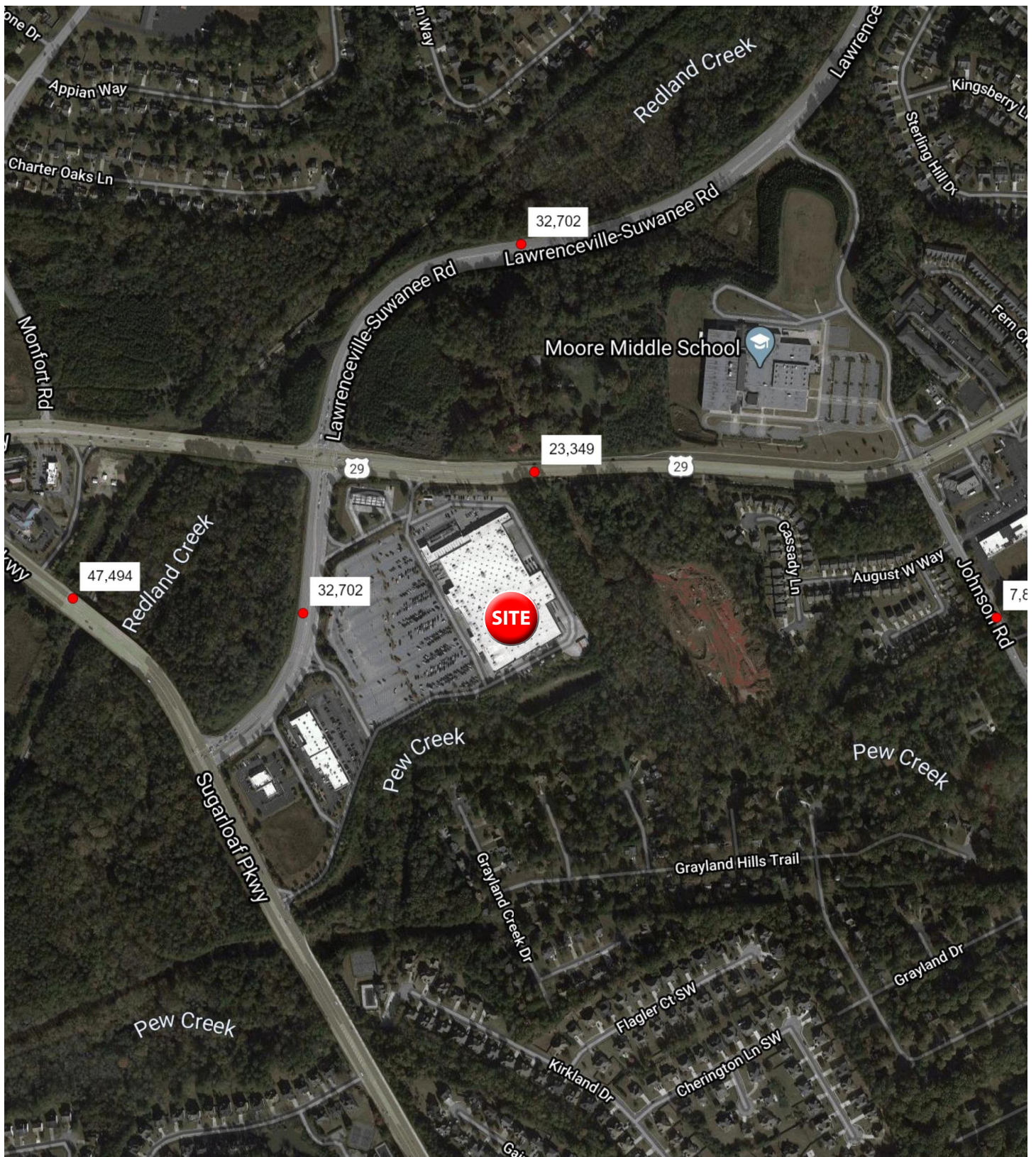
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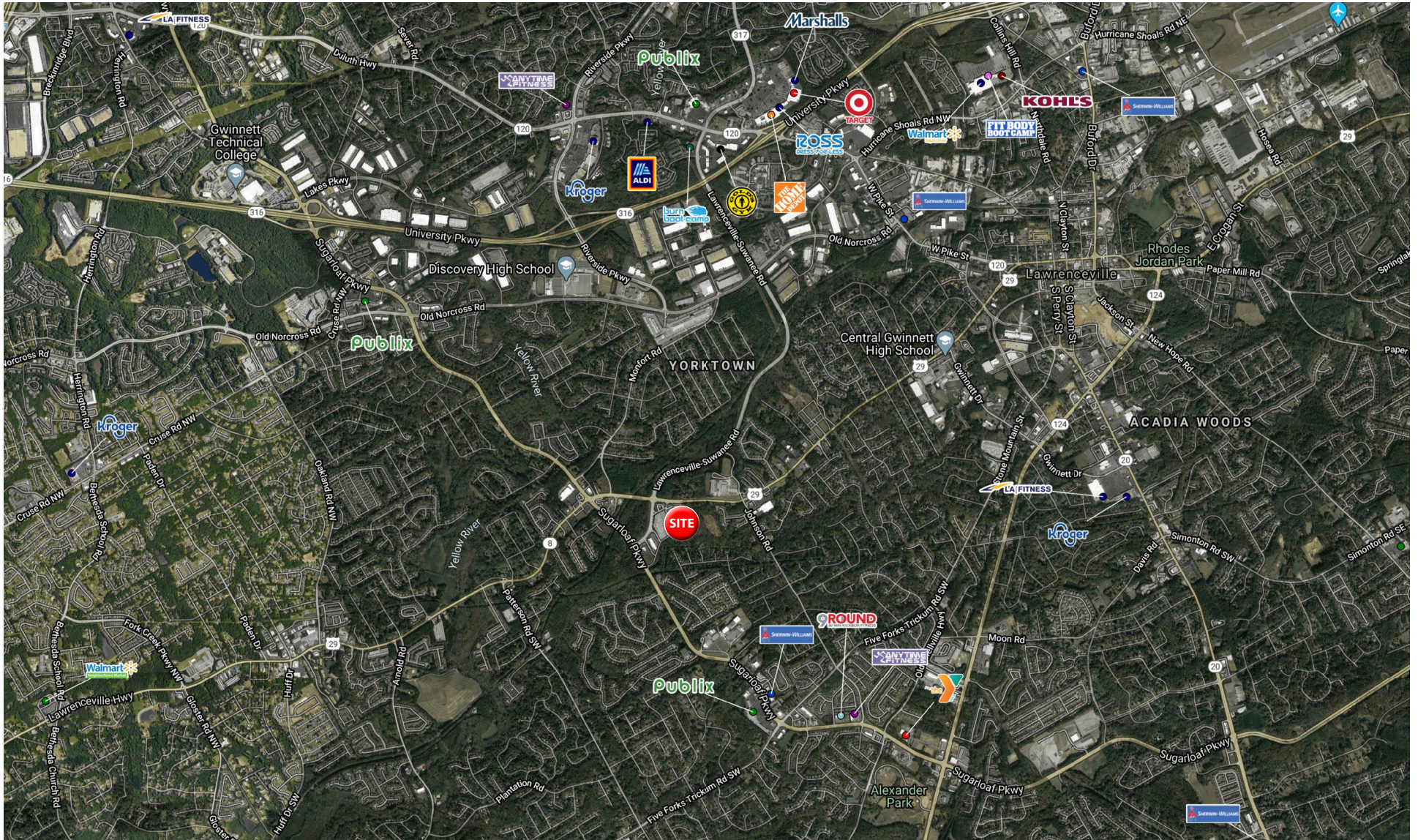
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Lawrenceville, GA 30044				
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	7,790	68,381	181,442
	2021 Est. Civilian Employed	63.1%	63.7%	63.4%
	2021 Est. Civilian Unemployed	3.0%	3.0%	3.0%
	2021 Est. in Armed Forces	-	-	0.1%
	2021 Est. not in Labor Force	33.9%	33.2%	33.5%
	2021 Labor Force Males	47.5%	47.2%	47.6%
	2021 Labor Force Females	52.5%	52.8%	52.4%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	4,917	43,548	115,030
	2021 Mgmt, Business, & Financial Operations	15.1%	15.2%	15.7%
	2021 Professional, Related	19.2%	22.1%	22.7%
	2021 Service	16.5%	15.3%	15.0%
	2021 Sales, Office	22.7%	23.9%	22.2%
	2021 Farming, Fishing, Forestry	-	-	-
	2021 Construction, Extraction, Maintenance	13.0%	10.5%	10.9%
	2021 Production, Transport, Material Moving	13.4%	12.9%	13.5%
	2021 White Collar Workers	57.1%	61.2%	60.6%
	2021 Blue Collar Workers	42.9%	38.8%	39.4%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	80.4%	78.6%	77.9%
	2021 Drive to Work in Carpool	10.5%	11.0%	11.5%
	2021 Travel to Work by Public Transportation	1.5%	2.1%	1.5%
	2021 Drive to Work on Motorcycle	-	-	-
	2021 Walk or Bicycle to Work	0.1%	0.6%	0.7%
	2021 Other Means	1.1%	0.4%	0.5%
	2021 Work at Home	6.3%	7.2%	7.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	13.1%	16.2%	14.7%
	2021 Travel to Work in 15 to 29 Minutes	28.4%	29.3%	29.5%
	2021 Travel to Work in 30 to 59 Minutes	38.0%	37.9%	37.9%
	2021 Travel to Work in 60 Minutes or More	19.9%	17.1%	17.8%
	2021 Average Travel Time to Work	31.4	30.8	31.2
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$216.15 M	\$1.92 B	\$5.17 B
	2021 Est. Apparel	\$7.63 M	\$68.23 M	\$184.05 M
	2021 Est. Contributions, Gifts	\$11.83 M	\$106.71 M	\$291.66 M
	2021 Est. Education, Reading	\$6.6 M	\$60.53 M	\$166.41 M
	2021 Est. Entertainment	\$12.22 M	\$108.58 M	\$293.6 M
	2021 Est. Food, Beverages, Tobacco	\$33.49 M	\$297.26 M	\$795.25 M
	2021 Est. Furnishings, Equipment	\$7.57 M	\$67.34 M	\$182.01 M
	2021 Est. Health Care, Insurance	\$19.86 M	\$175.34 M	\$469.43 M
	2021 Est. Household Operations, Shelter, Utilities	\$69.84 M	\$622.18 M	\$1.67 B
	2021 Est. Miscellaneous Expenses	\$4.05 M	\$36.07 M	\$97.13 M
	2021 Est. Personal Care	\$2.89 M	\$25.76 M	\$69.24 M
	2021 Est. Transportation	\$40.16 M	\$354.36 M	\$951.65 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS^{INC}

REAL ESTATE INVESTMENTS

550 Long Point Road
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com