

SALE 1.36 ACRES O&I

Approved for 18,000 sf Office & Professional

2006 Lawrenceville Suwanee Rd. Lawrenceville. GA

Corner Site
Approved for 18,000 sf Office
2006 Lawrenceville Suwanee Rd.
Lawrenceville, Gwinnett County, GA

Size: 1.36 Acres

Location: Corner of Lawrenceville Suwanee & Elisa Gina near Dean, Tab Roberts & Taylor Roads.

Traffic: 37,239 09/09/2004

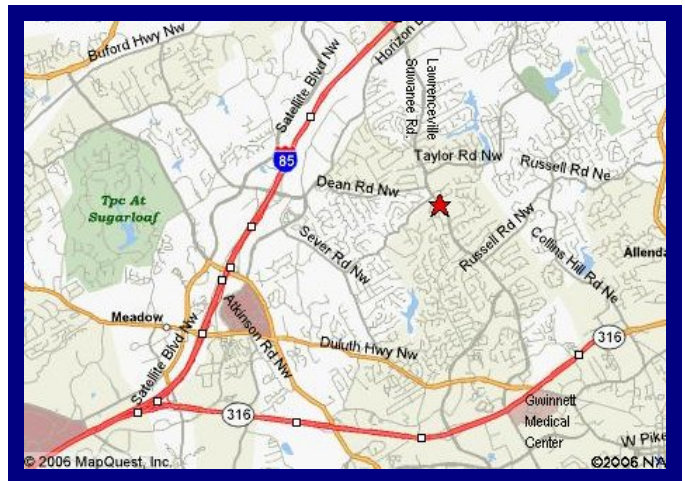
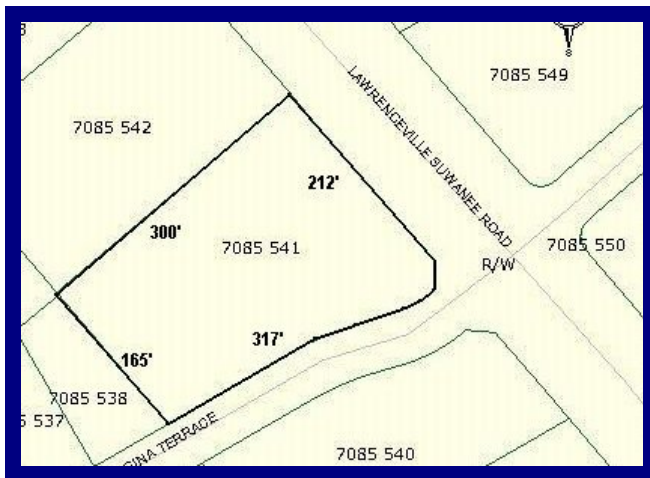
Access: Median in front of property. Curb cut on Elisa Gina Ter. Cross easement with adjoining properties to Tab Roberts (Signalized).

Frontage: 212' on Lawrenceville Suwanee Rd. 317' on Elisa Gina Ter.

Utilities: All available at site

Approved for: Two buildings. Each building not to exceed 4500sf foot print and 2 stories. Will Build to Suit or Sell.

Price: \$600,000



Exclusive Agent:

Tom Hunter: 770-289-2792

Thomas Hunter Associates, Inc.

770-682-8552 770-277-6843 fax

thomashunter@thomashunter.com

www.thomashunter.com

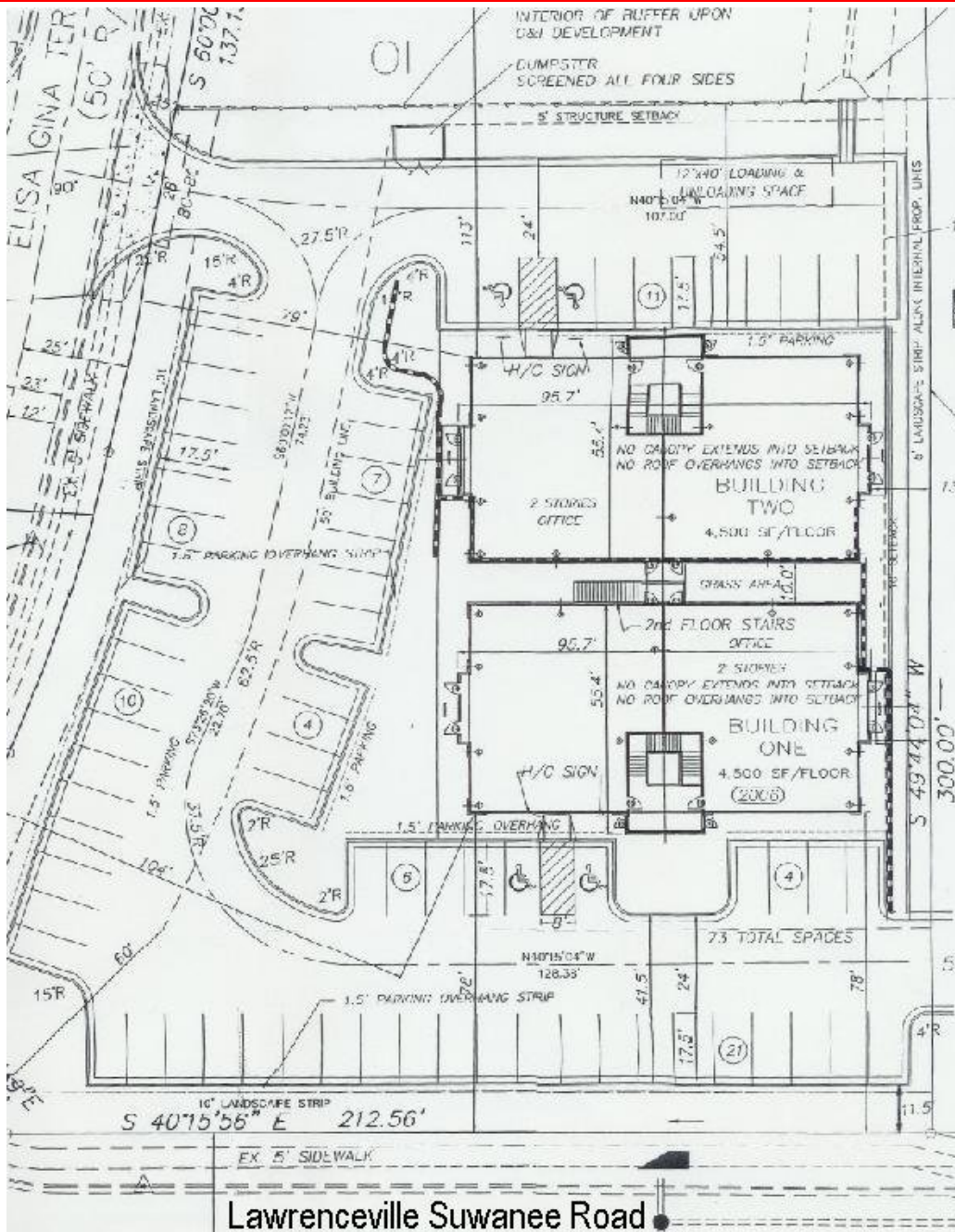
**THOMAS HUNTER
ASSOCIATES, INC.**

Information was obtained from sources believed to be reliable, but no liability is assumed for errors or omissions.

SALE : 1.36 ACRES O&I

Approved for Two 9,000 sf Buildings

2006 Lawrenceville Suwanee Rd, Lawrenceville, GA



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