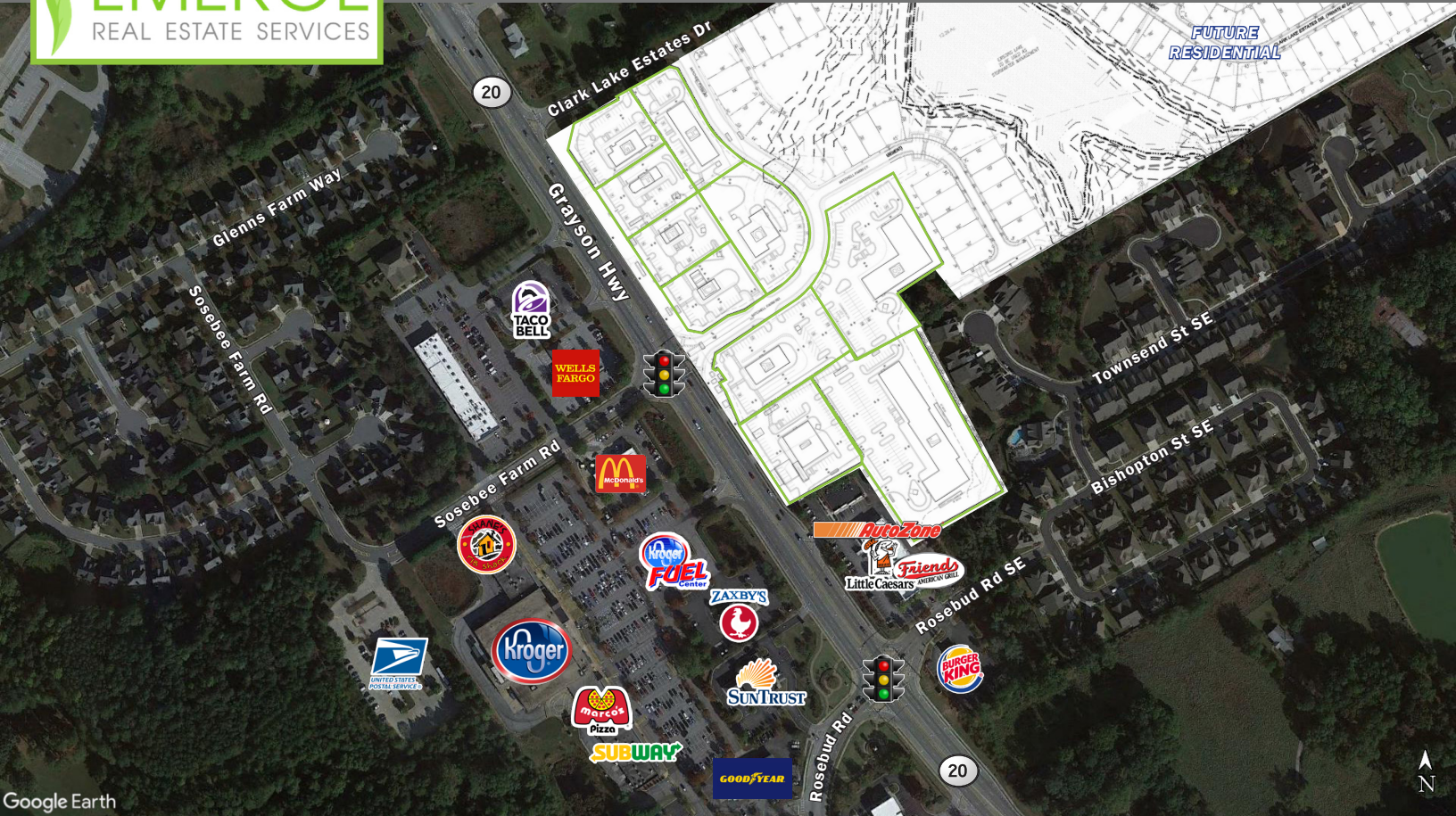


OUTPARCELS FOR LEASE

1888 Grayson Hwy Grayson, GA 30017 GWINNETT COUNTY



Property Highlights

- Multiple outparcels available for ground lease or build to suit
- Outparcel size adjusted per tenant's needs
- Over 900 feet of frontage on Grayson Highway
- Superior access with dedicated signalized intersection and interparcel connectivity to Rosebud Road & Clark Lake Estates Drive
- Excellent visibility with pads within 3' of road grade elevation
- Dense population, impressive household incomes, and close proximity to area schools
- 136 residences to be constructed behind commercial

	1 Mile	2 Miles	3 Miles
Population	8,477	24,596	56,033
Average HH Income	\$117,707	\$109,874	\$101,853
Median Age	37.4	37.3	36.8
% Some College +	75.7%	73.5%	70.2%

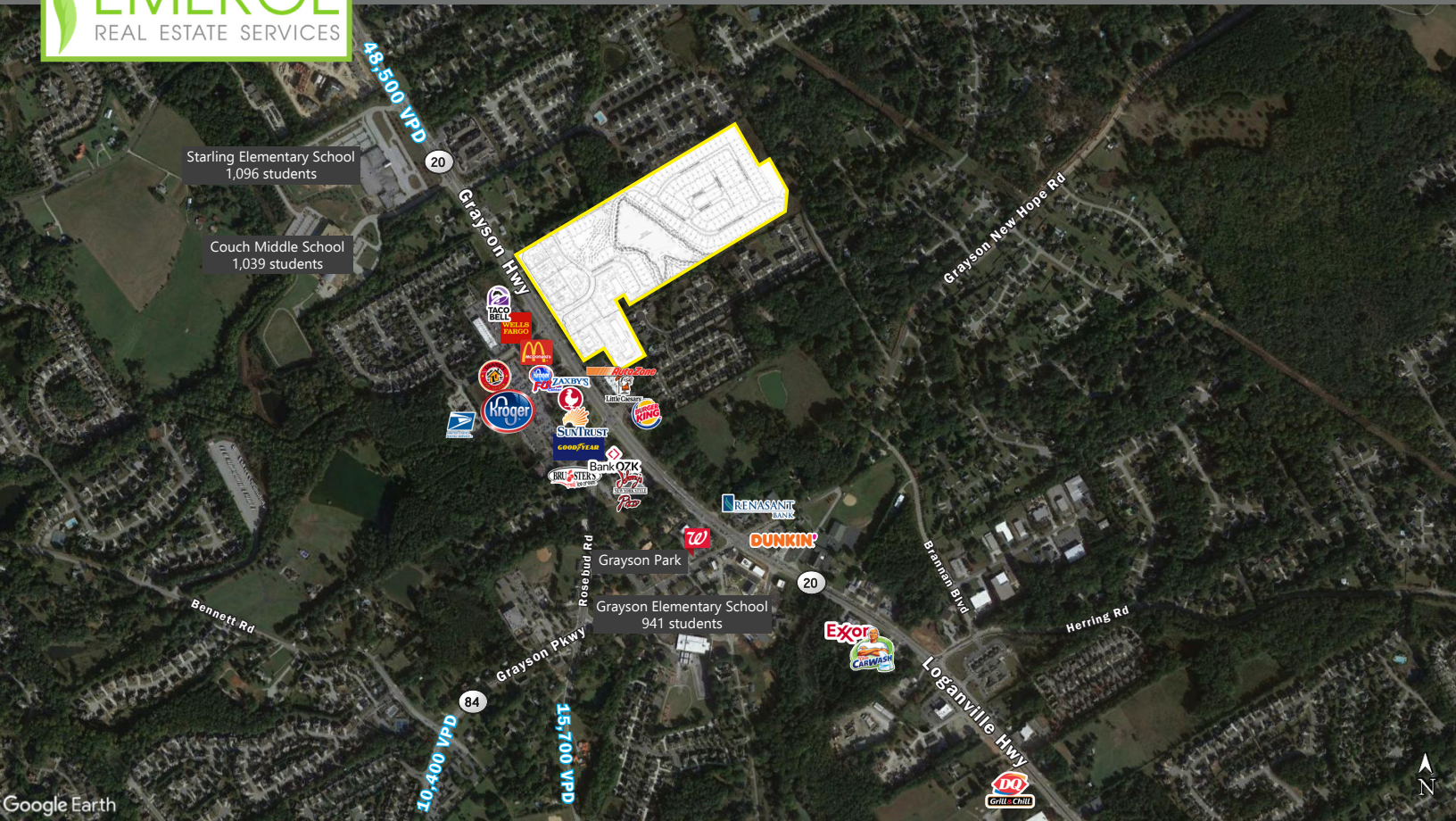
(*Esri 2021)

2019 TRAFFIC COUNTS (GDOT)

Grayson Hwy (north of site) - 48,300 VPD
 Rosebud Road (south of site) - 15,700 VPD

Information obtained from sources deemed reliable, but accuracy not guaranteed.

PROPERTY INFORMATION: Palmer Bayless (770) 367-9000 palmer@emergecre.com



Google Earth



Google Earth