

NEW MIXED USE DEVELOPMENT

N Clayton St & East Crogan St
Lawrenceville, GA 30046



Demographics:



Population
1 Mile: 8,831
3 Mile: 78,833
5 Mile: 202,787



Avg. HH Income
1 Mile: \$74,876
3 Mile: \$97,937
5 Mile: \$116,458



Households
1 Mile: 3,158
3 Mile: 25,611
5 Mile: 65,044

Property Highlights:

New Upscale Mixed-Use Development

Retail Available For Lease

Office Condos Available For Sale

Adjoining the \$36M Performing Arts Center

Adjoining Parking Deck

High Growth/ High Traffic Corridor



MAIN & MAIN 05/15/25

MARKET INFORMATION

- In close proximity to Northside Hospital, Georgia Gwinnett College, Gwinnett County Government Facilities, Briscoe Field
- Within walking distance to the Gwinnett County Courthouse
- Immediate corridor co-tenancy includes Aurora Theatre, Hilton Tapestry Hotel, Local Republic, Perry Street Chophouse, Iron Shield Brewery, Slow Pour Brewery, Uncle Jack's Tavern
- Downtown Lawrenceville is Open Container



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