



**THE WINN**  
 N Clayton St &  
 East Crogan St  
 Lawrenceville, GA  
 30046

**DEMOGRAPHICS**



**Population**  
 1 Mile: 5,582  
 3 Mile: 75,162  
 5 Mile: 193,424



**Avg. HH Income**  
 1 Mile: \$56,555  
 3 Mile: \$79,158  
 5 Mile: \$93,751



**Households**  
 1 Mile: 2,087  
 3 Mile: 24,401  
 5 Mile: 62,617

**Traffic Counts**

N Crogan St. : +/- 16,000 VPD  
 E Clayton St. : +/- 32,700 VPD



**Retail Space  
 For Lease**

Property Highlights:

New Upscale Mixed-  
 Use Development

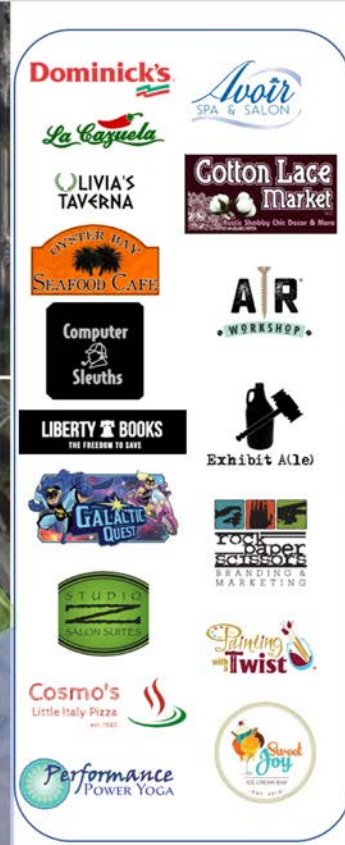
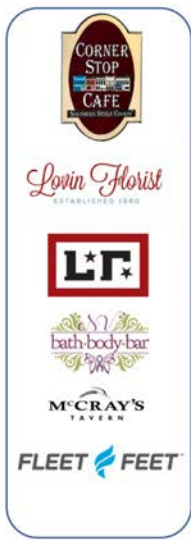
Retail: 11,000 SF  
 Available

Adjoining New \$36M  
 Performing Arts  
 Center

High Growth/ High  
 Traffic Corridor

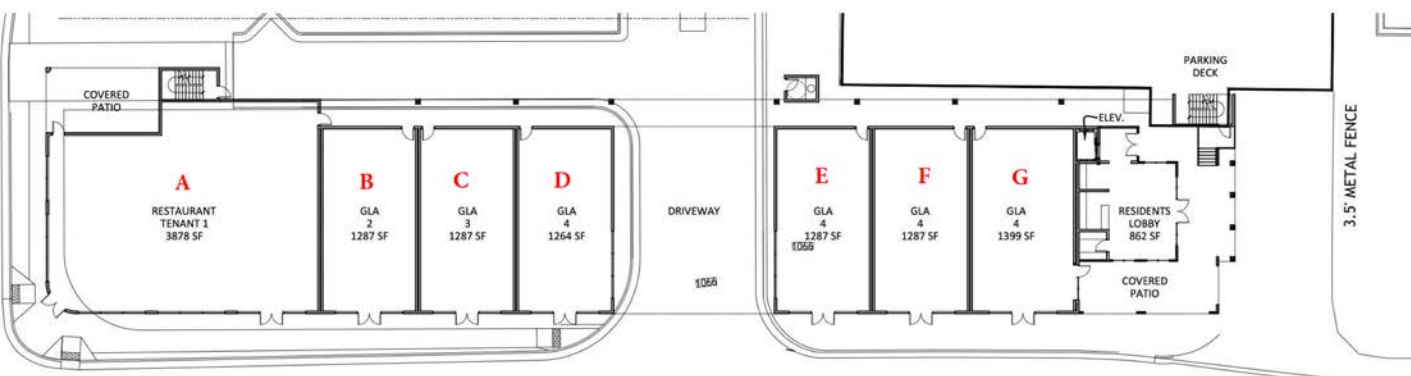
Adjoining Existing  
 Parking Deck

Spring 2022 Delivery



## THE WINN

Ground Floor Retail & 25 Upscale Condo Units  
 10' Sidewalks Wrapping the Development  
 Wide and Inviting Storefronts  
 This Area of DT Lawrenceville is Open Container



### Leasing Inquiries:

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