



OFFICE WAREHOUSE FOR SALE OR LEASE

Boulderbrook Circle

GWINNETT COUNTY

PROPERTY SUMMARY

Description: New Office Warehouse Condominium for Sale and/or Lease, available February, 2008. Excellent location in small industrial park on Boulderbrook Circle directly off Hwy. 29 in Lawrenceville, Georgia. Great access to Hwy. 29 and Hwy. 316.

Additional 1.0 acre parcel for sale fronting Boulderbrook Circle for Sale.

Sales Price: Please Inquire

Zoning: M-I Industrial

Space Available: 2,100 Sq. Ft.

Utilities All Utilities Available

Demographics:	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2006 Population	34,998	114,319	397,153
% change in Pop. 00-06	33.14%	33.30%	30.55%
2006 Avg. Hhld. Income	\$68,856	\$76,690	\$81,920

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