

**This property is marketed by**



**Sugarloaf Pkwy. & Old Norcross Rd. Gwinnett County, Georgia**

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## **PROPERTY SUMMARY**

**Description:** This property originally consisted of approximately 3.6 acres located on Sugarloaf Parkway at the corner of Old Norcross Road in Gwinnett County, Georgia. However, over two acres have sold. A one-acre pad is still available fronting on Old Norcross Road.

**Price:** \$500,000

**Acreage:** Approximately 1 acre

**Zoning:** C-2 Commercial

**Frontage:** Approximately 165 feet on Old Norcross Road

**Topography:** Level, gently sloping

**Utilities:** All available

**Traffic Counts:** 29,330/day  
(2004 Data: GA DOT)

	<u><b>3 Mile Radius</b></u>	<u><b>5-Mile Radius</b></u>	<u><b>10-Mile Radius</b></u>
<b>2004 Population:</b>	82,379	199,061	580,895
<b>% change in population 00-2004:</b>	22.07%	22.57%	18.81%
<b>2004 Average Household Income:</b>	\$70,957	\$74,034	\$78,588

For more information contact:

**Tim Knight**

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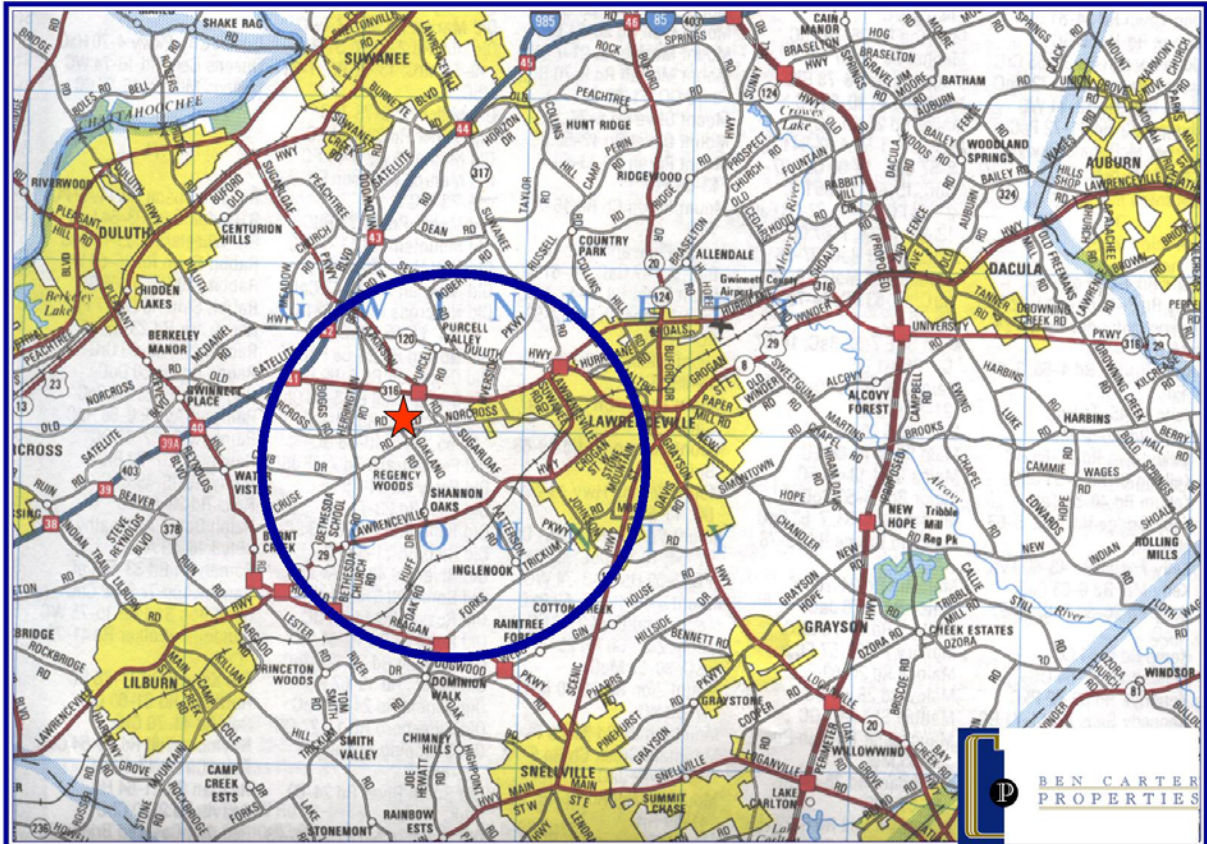
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# Location Map

Old Norcross Road @ Sugarloaf Parkway (+/- 1.0 Acre)



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# Aerial Photo



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# Site Plan

