

This property is marketed by



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

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

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