

Southlawn

DOWNTOWN LAWRENCEVILLE
RESTAURANT / RETAIL SPACE FOR LEASE



FOR LEASE

30 South Clayton Street, Lawrenceville, GA 30046

PROPERTY HIGHLIGHTS

Remaining Suite 300 - 4,120 SF (can be subdivided)

- A rare opportunity in Lawrenceville's highly sought after Downtown District
- \$200 Million 32 acre urban mixed-use development
- 4,100 SF of restaurant, grocery or retail available
- Outdoor patio
- Surface parking - convenient off street and on street
- 430 apartments, 158 single family homes
- Connects Lawrenceville's event lawn with City Hall and a future library and community center
- A walkable experiential destination for families, professionals and visitors.



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The City of Lawrenceville is experiencing a major resurgence. As the Gwinnett County judicial seat and a popular dining, shopping and entertainment district, community leaders have worked diligently to transform the downtown district into a vibrant walkable gathering spot. Concerts, community events and the nearby Georgia Gwinnett College and Gwinnett Technical College combine to bring thousands of visitors and students to the area annually. The South Lawn project, along with a new boutique hotel and the Aurora Theater expansion, is delivering even more excitement and energy to this must-see locale.



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,829	75,130	204,241
Avg. Household Income	\$74,276	\$94,601	\$116,941
Total Households	2,779	24,286	65,390
Walkscore	73 = "Very Walkable" on walkscore.com		



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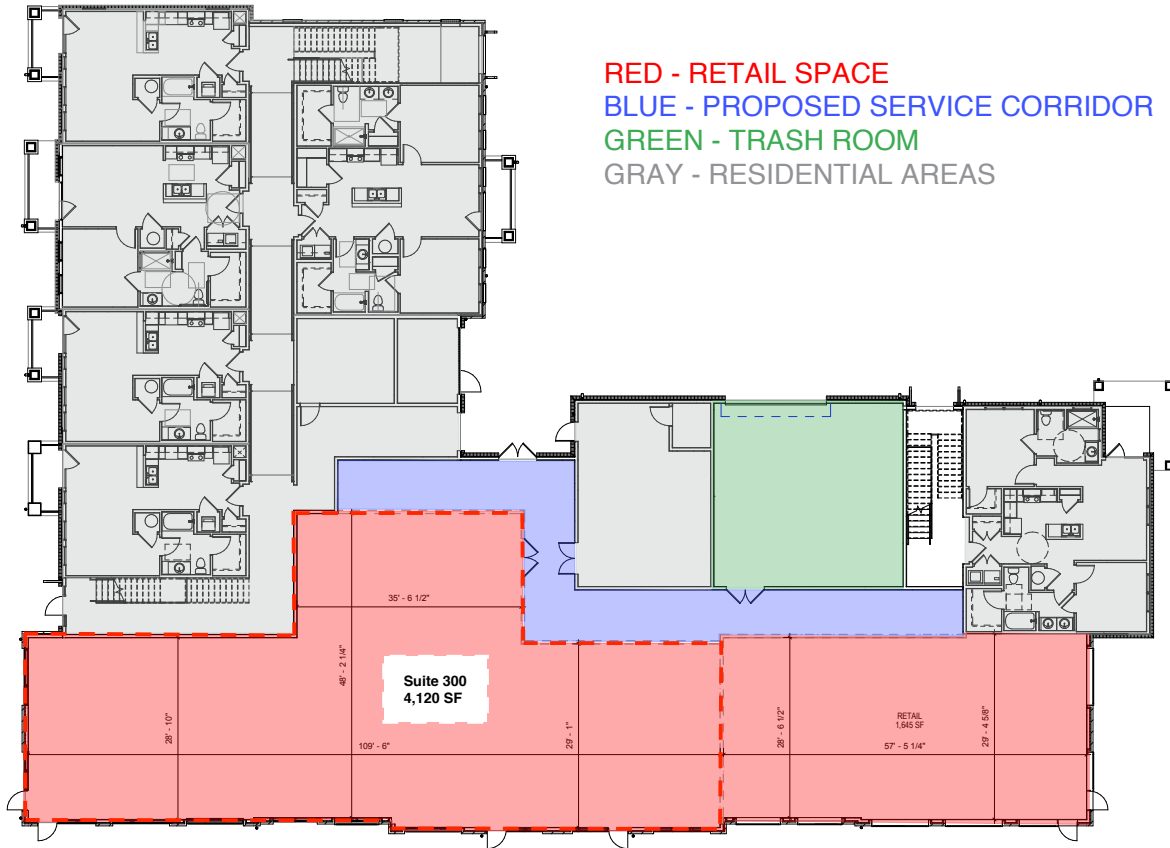
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