

870 OAK ROAD

Lawrenceville, GA 30044

FOR LEASE OR SALE

7,410 SF / 0.92 ACRES

PROPERTY HIGHLIGHTS

- Automotive space 6,210 with 9 service bays, **available 2025**
- Located within the signalized, triangular intersection of Five Forks Trickum Rd, Oak Rd and Dogwood Rd
- Ample onsite parking
- Oak Rd carries over 16,000 VPD, and Five Forks Trickum Rd carries over 20,000 VPD
- Average household income of \$109,000 within 3 miles
- Strong daytime demographics, with 40,000 people within 3 miles of the site

AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	7,826	72,539	221,206
HOUSEHOLDS	2,635	23,776	72,687
AVG HH INCOME	\$186,915	\$141,883	\$118,108



COURTNEY BRUMBELOW

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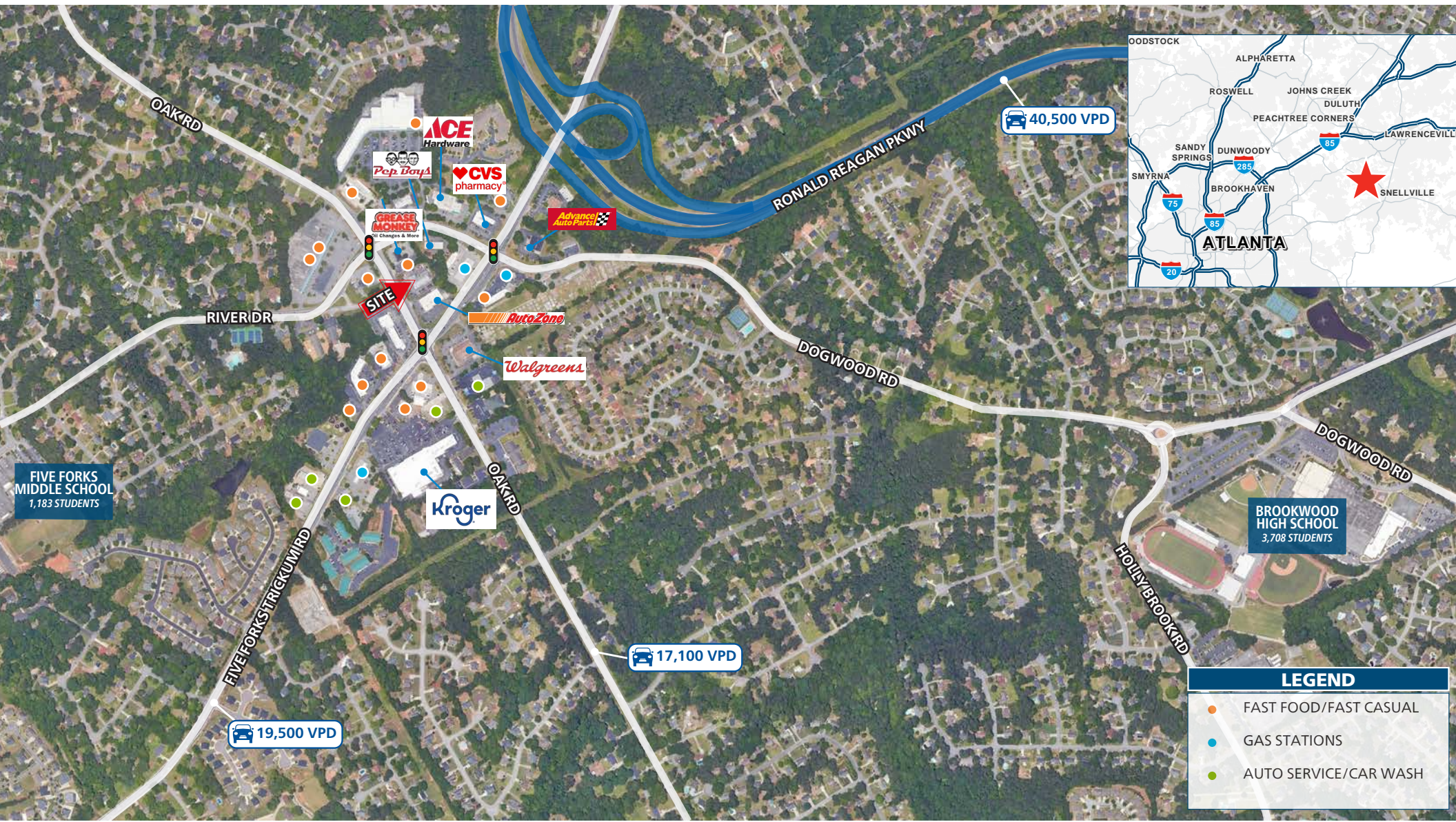
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Ackerman Retail
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