

FOR LEASE > RETAIL STRIP CENTER > GWINNETT COUNTY



Cruse Village

2779 CRUSE ROAD, LAWRENCEVILLE, GA 30044



Overview

Cruse Village is a well positioned 13,100± SF retail center located near the signalized intersection of Club Drive and Cruse Road in Lawrenceville, GA

Available Spaces

- > 1,500± SF & 2,600± SF retail spaces
- > 6,000± SF former restaurant space

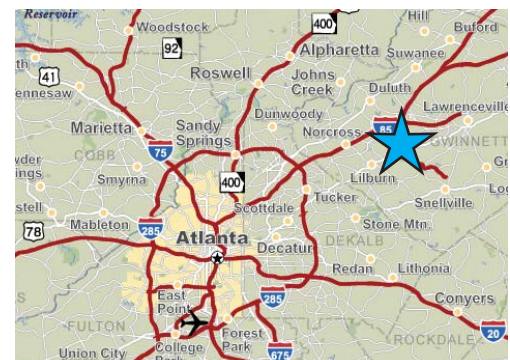
Location

Cruse Village is located less than 3 miles south of I-85 and offers great visibility and ample parking. The center is surrounded by high-density and single-family subdivisions and Northwood Country Club. Cruse Road serves as a popular commuter alternative between Pleasant Hill Road and Sugarloaf Parkway, with easy access to Highway 316.



Traffic Counts

- > 298,550 VPD east of Pleasant Hill Road on I-85
- > 12,200 VPD north of Cruse Road on Club Drive
- > 44,120 VPD north of Cruse Road on Pleasant Hill Road

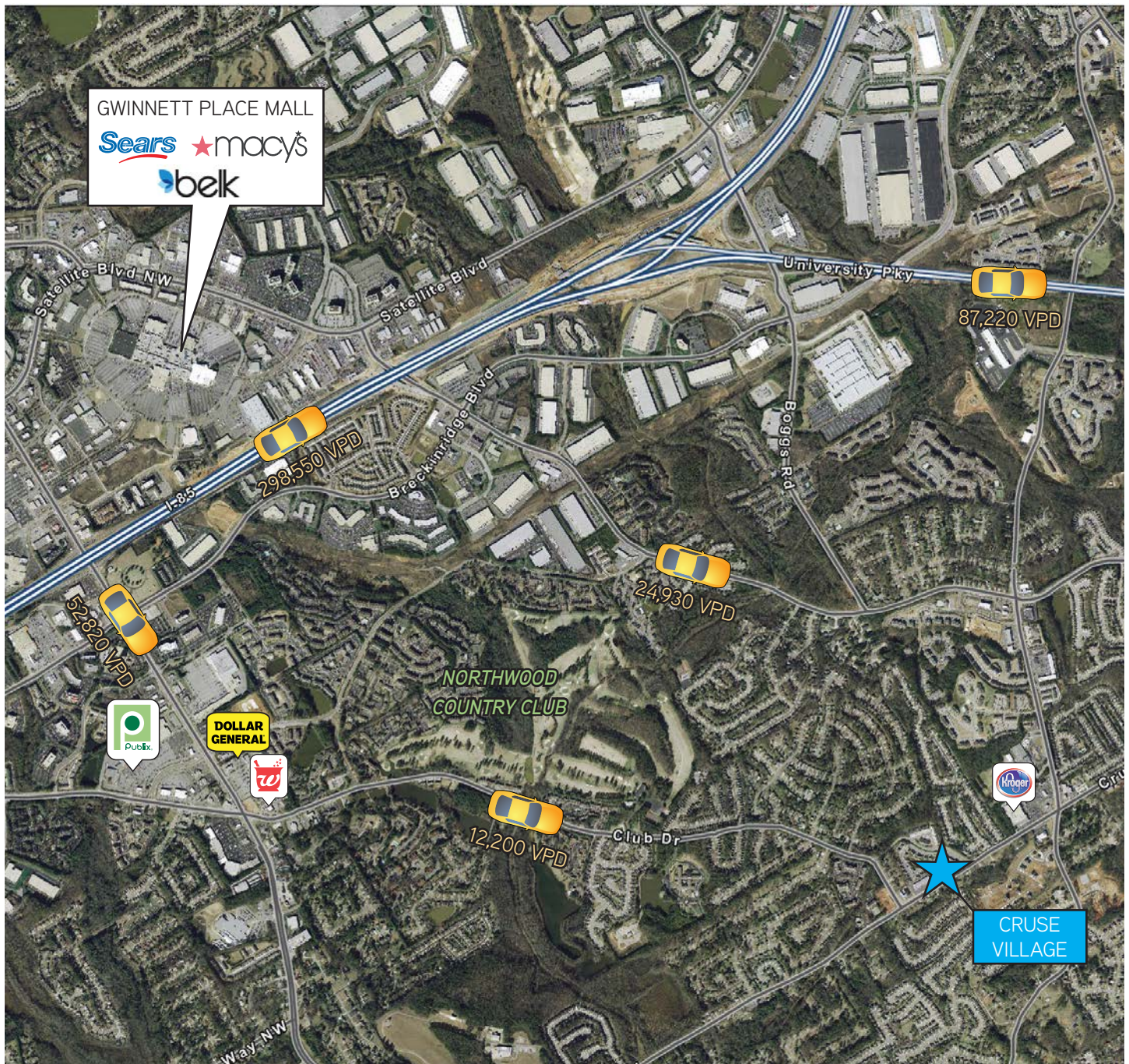


DEMOGRAPHICS (2011)	1-MILE	3-MILE	5-MILE
POPULATION	15,482	92,384	222,910
HOUSEHOLDS	5,095	31,541	75,593
AVERAGE HH INCOME	\$55,142	\$60,506	\$73,696

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