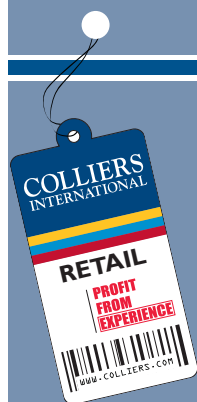


Outparcel Available

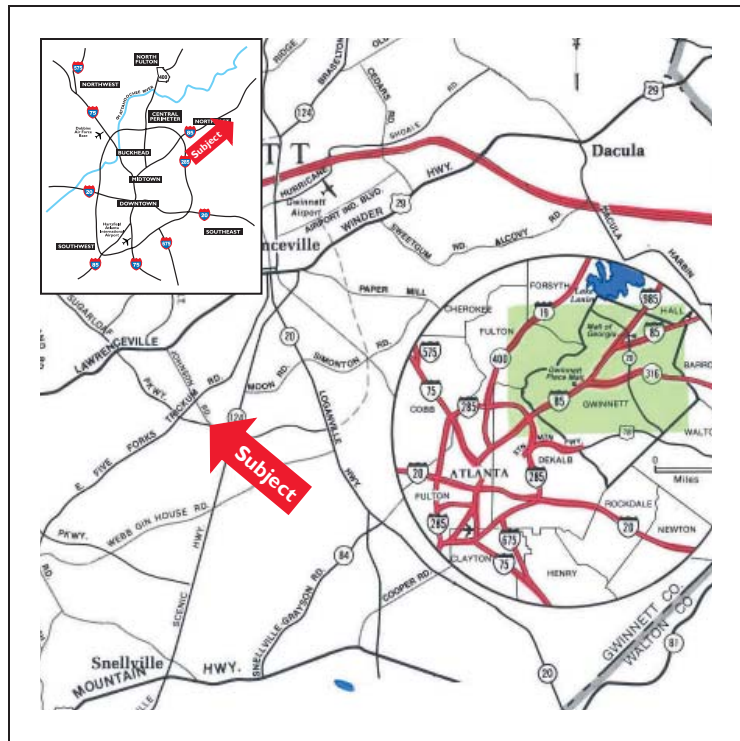
Sugarloaf Parkway & Old Snellville Highway, Lawrenceville, GA



GWINNETT COUNTY



- 1.32 acre outparcel available for sale
- All utilities available to the site
- Adjacent to a planned 20,000 square foot high-end specialty retail center
- Located in an area of strong residential growth, as the population is projected to increase approximately 18% and the average household income 7% within a five-mile radius in the next five years
- Excellent visibility with frontage along both Sugarloaf Parkway and Old Snellville Highway
- Traffic counts of approximately 34,400 vehicles per day on Sugarloaf Parkway just west of Old Snellville Highway (GA DOT '05)



Alex Deitch or Amy Fingerhut
 404.252.2288
 alex.deitch@colliers.com
 amy.fingerhut@colliers.com

Colliers Spectrum Cauble
 5871 Glenridge Dr., Suite 400
 Atlanta, Georgia 30328
 Tel: 404.252.2288
 www.collierspectrumcauble.com



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but we regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

Outparcel Available

Sugarloaf Parkway & Old Snellville Highway, Lawrenceville, GA



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2006 Population	7,332	60,680	164,429
2006 Households	2,373	19,546	53,698
2006 Average HH Income	\$76,782	\$85,250	\$81,738

Alex Deitch or Amy Fingerhut
 404.252.2288
 alex.deitch@colliers.com
 amy.fingerhut@colliers.com

Colliers Spectrum Cauble
 5871 Glenridge Dr., Suite 400
 Atlanta, Georgia 30328
 Tel: 404.252.2288
 www.collierspectrumcauble.com

COLLIERS
 SPECTRUM CAUBLE