

# INDUSTRIAL PROPERTY FOR SALE

## 13,000 +/- SF Available



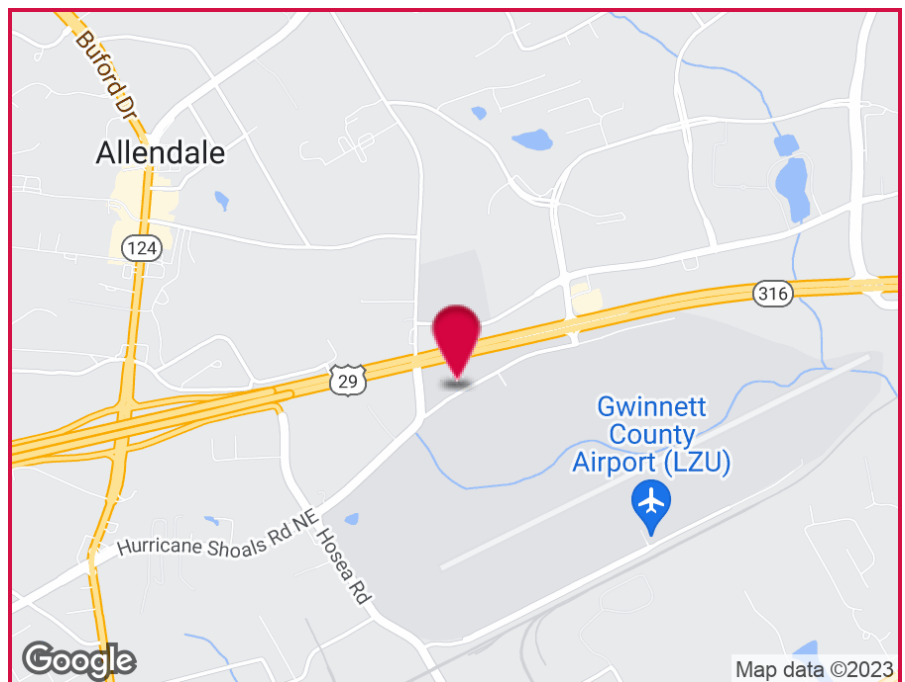
## 659 Airport Road, Lawrenceville, GA 30046

### OFFERING SUMMARY

Lot Size: 1.1 Acres  
Building Size: 13,000 SF

### PROPERTY HIGHLIGHTS

- Highway 316 Visibility
- Zoned C-2
- 3,000+/- SF Office
- Ceiling Height 13' - 15'
- 1 - 20' x 12' Grade Level Door
- 2 - 10' x 10' Grade Level Door
- 1 - 12' x 12' Grade Level Door
- 1 - 8' x 8 1/2' Curb High Door
- Approximately 43,700 Cars Per Day on Highway 316
- Possible Owner Financing



For More Information Contact:

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### JEREMY DUPREE

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**King** Industrial  
Realty, Inc.



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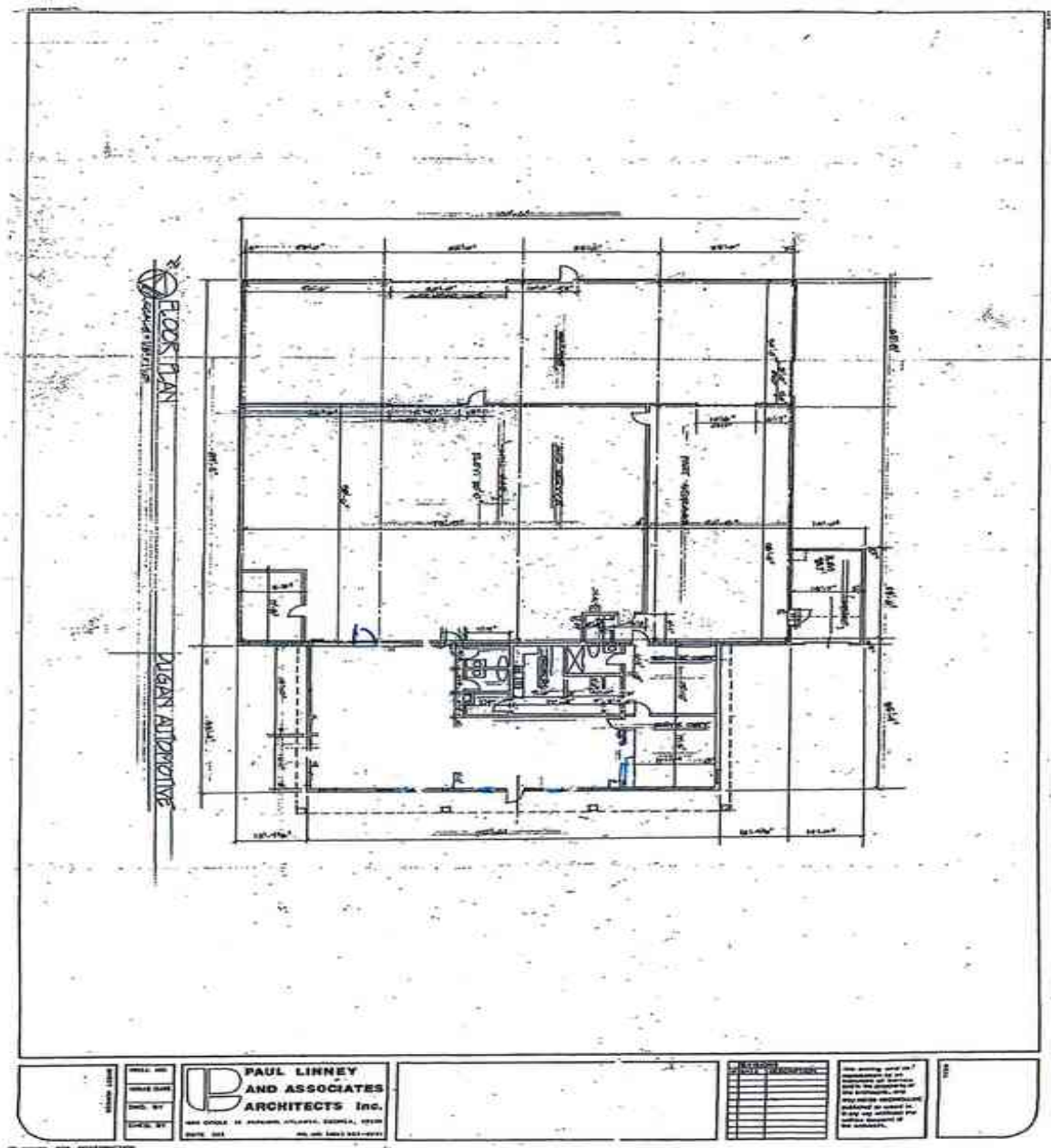


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## FLOOR PLAN

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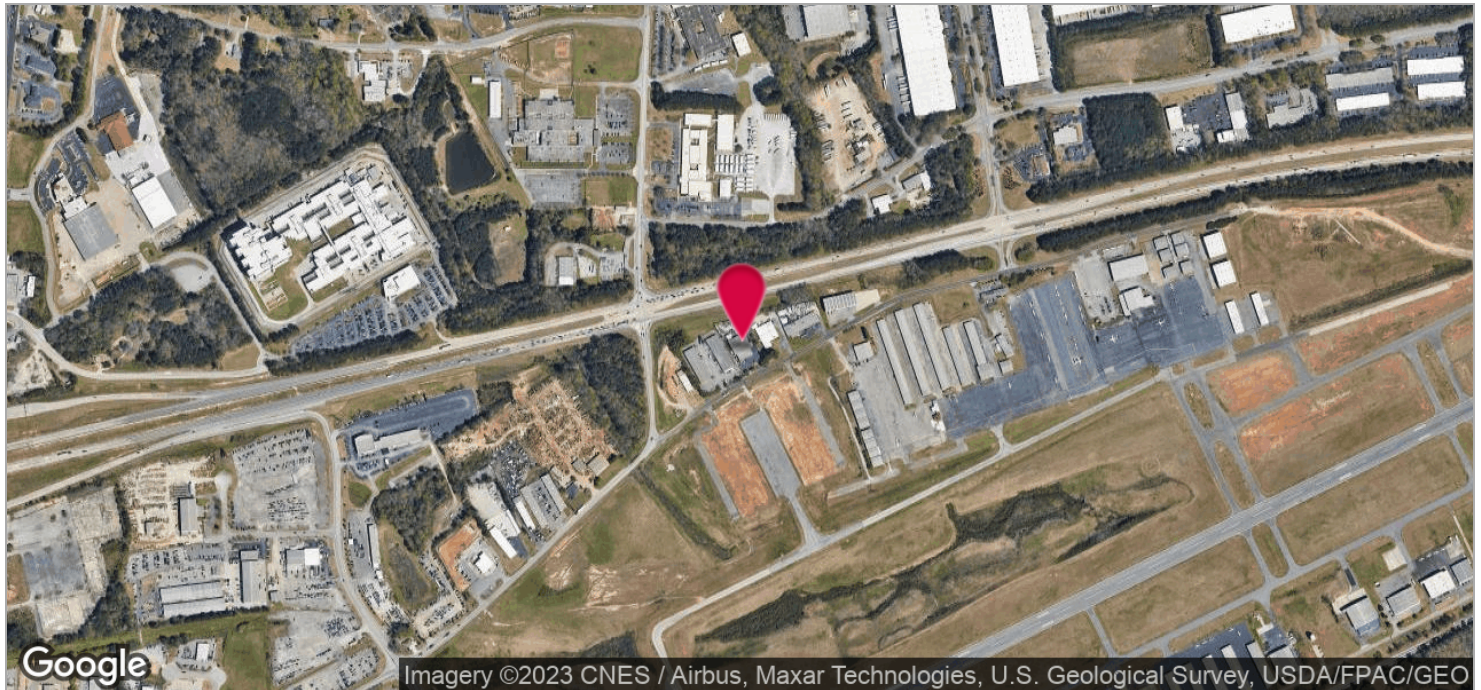


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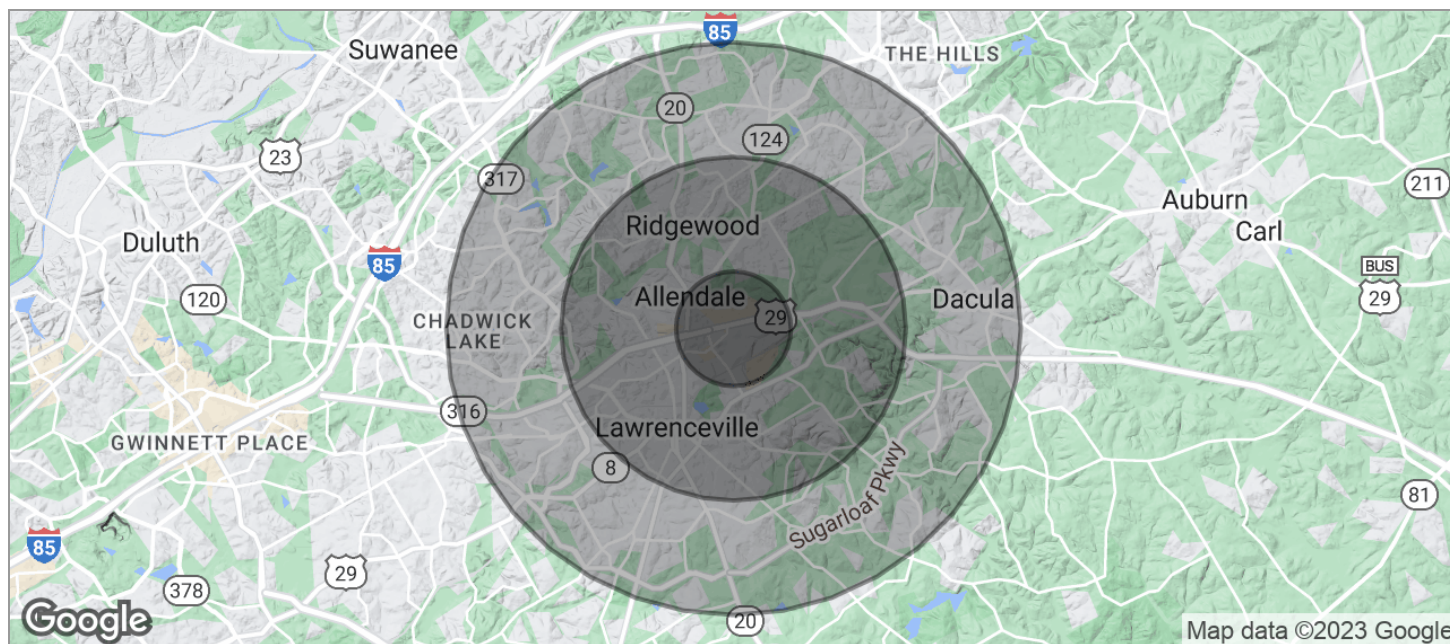
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,661	52,725	149,033
MEDIAN AGE	33.7	32.4	32.8
MEDIAN AGE (MALE)	33.1	32.2	32.2
MEDIAN AGE (FEMALE)	35.1	32.8	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,225	16,410	47,240
# OF PERSONS PER HH	3.8	3.2	3.2
AVERAGE HH INCOME	\$85,692	\$73,095	\$77,514
AVERAGE HOUSE VALUE	\$229,493	\$208,454	\$218,944
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.6%	57.4%	59.3%
% BLACK	22.2%	25.7%	23.5%
% ASIAN	6.9%	6.7%	7.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.3%	0.3%
% OTHER	4.1%	6.9%	6.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.5%	16.0%	16.1%

\* Demographic data derived from 2020 ACS - US Census

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