

THE FIELDHOUSE - RETAIL

44 BRAVES AVENUE, LAWRENCEVILLE, GA 30043

Retail / Office Spaces Available on the Southeast end of Bldg. 3000



Retail Spaces Available on the North end of Bldg. 2000



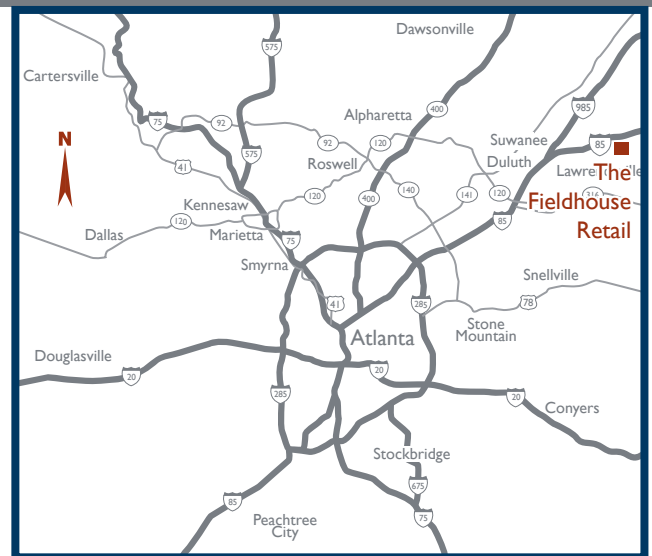
2,760 SF Restaurant Space with Covered Patio Available Overlooking the Stadium Field



COMING SUMMER 2021

PROPERTY DETAILS

- NOW PRE-LEASING "The Fieldhouse" Live-Work-Play retail and office spaces onsite with 252 luxury apartments
- Less than two miles from the Mall of Georgia in Gwinnett County, and recently-widened interstate I-85 (99,800 VPD)
- Adjoins Coolray Field's 10,000 seat stadium that is home to the AAA League Gwinnett Stripers baseball team, and 206 Luxury apartments "The Views" with 453 residents
- Excellent visibility and signage on Buford Drive (Ga Hwy 20) with heavy traffic counts of 46,300 VPD; two entry points for easy access, one of which is signalized
- Strong demographics with 158,113 residents within 5 miles having average HH income of \$108,577; includes 4,149 people within a 10 minute walk (with sidewalks)
- Adjoins Technology Center of Georgia, the 275 acre master-planned development for office, light industrial, retail and residential uses; and adjacent to the new upscale 272 unit senior housing development The Mansions at Gwinnett Park

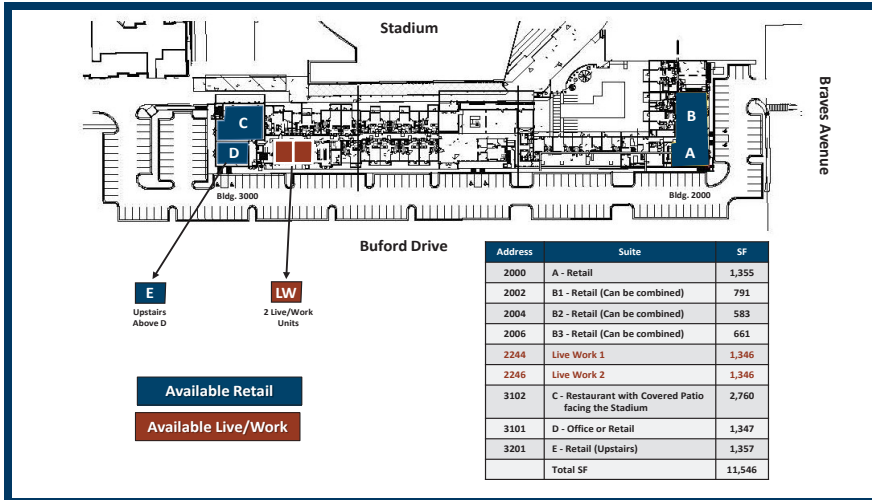


BRAND
Real Estate Services

BrandProperties.com
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TRAFFIC COUNTS

Buford Drive 46,300 VPD
I-85 near Buford Drive 99,800 VPD

DEMOGRAPHICS - 2021 CoStar

	1 mile	3 miles	5 miles
Population	9,555	56,459	158,113
Daytime Pop.	1,164	16,696	60,933
Income	\$96,805	\$107,551	\$108,577

GPS COORDINATES

Lat. 34.04016 Long. -83.991319



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