

## LAWRENCEVILLE COMMONS

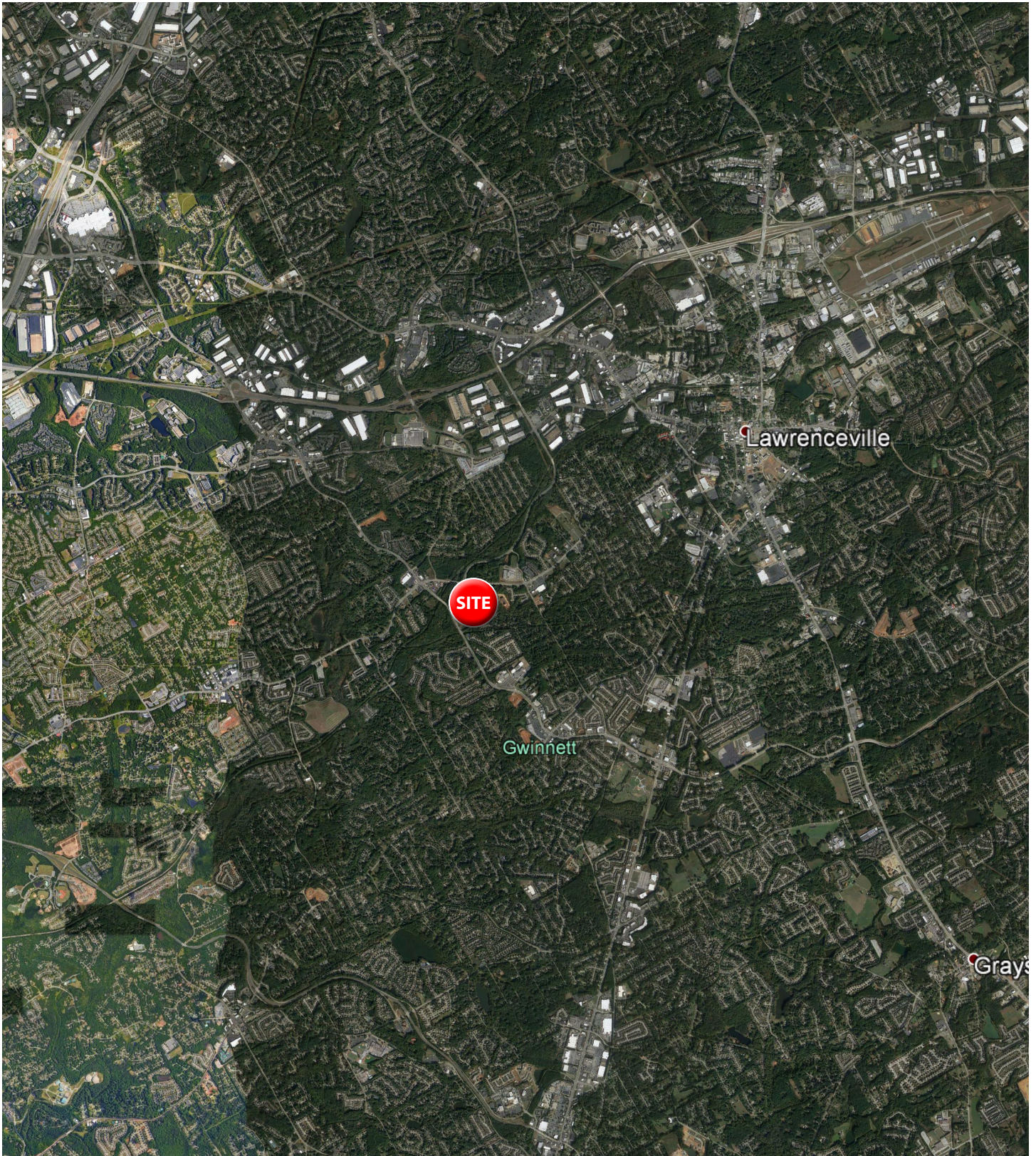
1400 LAWRENCEVILLE HIGHWAY  
LAWRENCEVILLE, GA 30044



**Mary Dufour**, Outparcels  
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# LOCATION









# OUTPARCELS AVAILABLE

Outparcels	Tenant
1	Bank of America
2	AVAILABLE 1.98 Ac.
3	Senior Living Apartments



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WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



# PROPERTY PHOTOS





# TRADE AREA SNAPSHOT



**Estimated  
Population**  
**90,842**



**Estimated  
Households**  
**30,305**



**Average HH  
Income**  
**\$99,891**



**Median HH  
Income**  
**\$78,048**



**Total  
Businesses**  
**6,115**



**Total  
Employees**  
**35,831**





# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.9379/-84.0328

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	90,842
2028 Projected Population	95,005
2020 Census Population	88,267
2010 Census Population	73,579
Projected Annual Growth 2023 to 2028	0.9%
Historical Annual Growth 2010 to 2023	1.8%
<b>Households</b>	
2023 Estimated Households	30,305
2028 Projected Households	33,025
2020 Census Households	29,074
2010 Census Households	24,445
Projected Annual Growth 2023 to 2028	1.8%
Historical Annual Growth 2010 to 2023	1.8%
<b>Age</b>	
2023 Est. Population Under 10 Years	13.5%
2023 Est. Population 10 to 19 Years	15.1%
2023 Est. Population 20 to 29 Years	14.1%
2023 Est. Population 30 to 44 Years	21.1%
2023 Est. Population 45 to 59 Years	20.5%
2023 Est. Population 60 to 74 Years	12.0%
2023 Est. Population 75 Years or Over	3.8%
2023 Est. Median Age	34.7
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	48.8%
2023 Est. Female Population	51.2%
2023 Est. Never Married	32.9%
2023 Est. Now Married	47.0%
2023 Est. Separated or Divorced	15.9%
2023 Est. Widowed	4.2%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	7.4%
2023 Est. HH Income \$150,000 to \$199,999	8.7%
2023 Est. HH Income \$100,000 to \$149,999	20.4%
2023 Est. HH Income \$75,000 to \$99,999	13.9%
2023 Est. HH Income \$50,000 to \$74,999	18.5%
2023 Est. HH Income \$35,000 to \$49,999	10.8%
2023 Est. HH Income \$25,000 to \$34,999	7.8%
2023 Est. HH Income \$15,000 to \$24,999	5.4%
2023 Est. HH Income Under \$15,000	7.3%
2023 Est. Average Household Income	\$99,891
2023 Est. Median Household Income	\$78,048
2023 Est. Per Capita Income	\$33,356
2023 Est. Total Businesses	6,115
2023 Est. Total Employees	35,831



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.9379/-84.0328

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	28.9%
2023 Est. Black	33.5%
2023 Est. Asian or Pacific Islander	13.3%
2023 Est. American Indian or Alaska Native	1.0%
2023 Est. Other Races	23.2%
<b>Hispanic</b>	
2023 Est. Hispanic Population	24,635
2023 Est. Hispanic Population	27.1%
2028 Proj. Hispanic Population	27.1%
2020 Hispanic Population	37.1%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	58,669
2023 Est. Elementary (Grade Level 0 to 8)	7.7%
2023 Est. Some High School (Grade Level 9 to 11)	7.0%
2023 Est. High School Graduate	26.9%
2023 Est. Some College	18.5%
2023 Est. Associate Degree Only	8.2%
2023 Est. Bachelor Degree Only	21.2%
2023 Est. Graduate Degree	10.6%
<b>Housing</b>	
2023 Est. Total Housing Units	31,884
2023 Est. Owner-Occupied	64.5%
2023 Est. Renter-Occupied	30.5%
2023 Est. Vacant Housing	5.0%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	12.0%
2023 Homes Built 2000 to 2009	26.5%
2023 Homes Built 1990 to 1999	22.7%
2023 Homes Built 1980 to 1989	21.4%
2023 Homes Built 1970 to 1979	8.8%
2023 Homes Built 1960 to 1969	2.4%
2023 Homes Built 1950 to 1959	0.8%
2023 Homes Built Before 1949	0.5%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	0.7%
2023 Home Value \$500,000 to \$999,999	6.6%
2023 Home Value \$400,000 to \$499,999	8.5%
2023 Home Value \$300,000 to \$399,999	29.7%
2023 Home Value \$200,000 to \$299,999	38.4%
2023 Home Value \$150,000 to \$199,999	9.3%
2023 Home Value \$100,000 to \$149,999	2.8%
2023 Home Value \$50,000 to \$99,999	1.2%
2023 Home Value \$25,000 to \$49,999	1.2%
2023 Home Value Under \$25,000	1.6%
2023 Median Home Value	\$288,333
2023 Median Rent	\$1,284



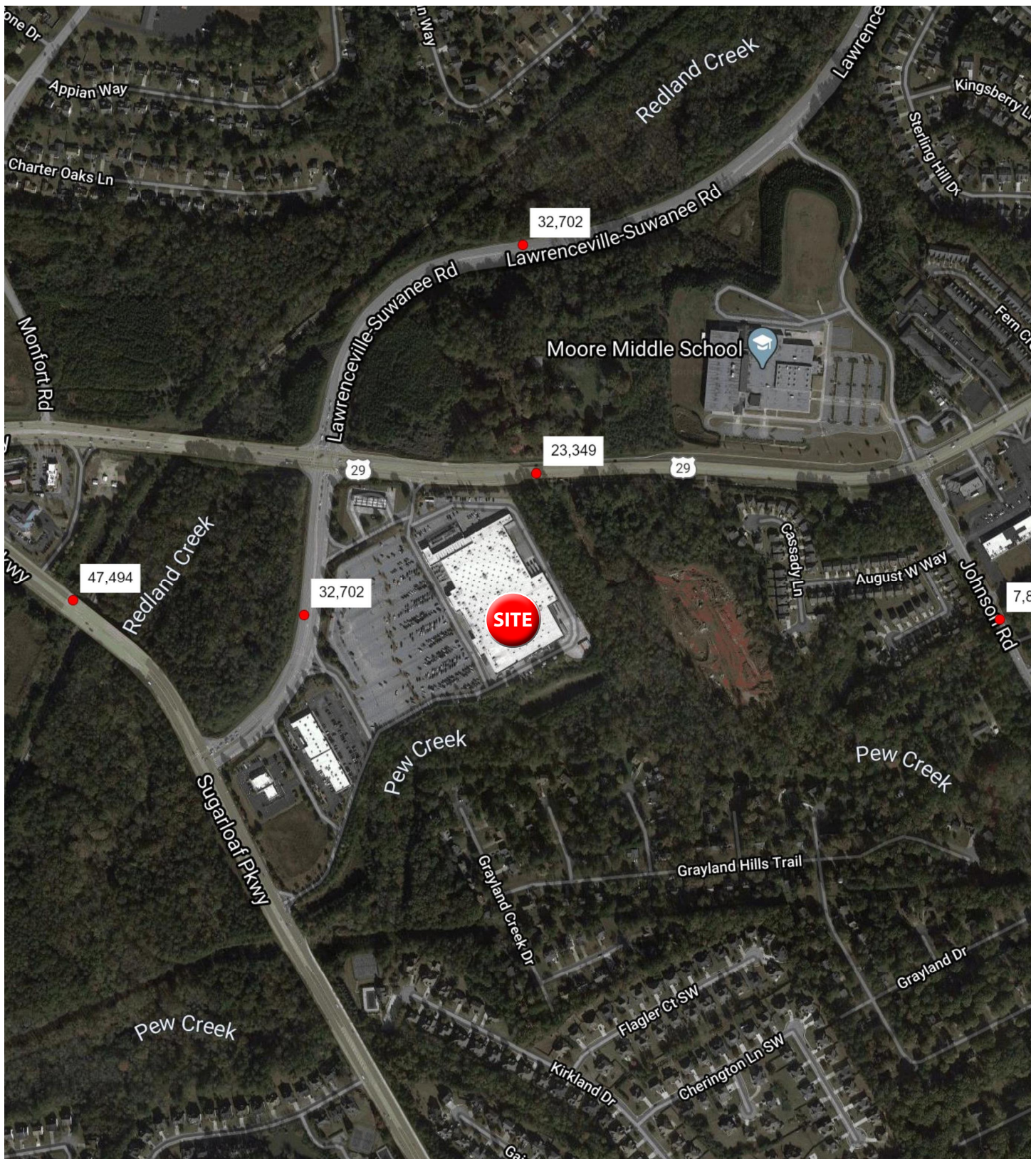
# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.9379/-84.0328

Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	70,133
2023 Est. Civilian Employed	66.3%
2023 Est. Civilian Unemployed	2.1%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	31.6%
2023 Labor Force Males	48.1%
2023 Labor Force Females	51.9%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	46,500
2023 Mgmt, Business, & Financial Operations	12.9%
2023 Professional, Related	21.7%
2023 Service	18.0%
2023 Sales, Office	21.7%
2023 Farming, Fishing, Forestry	0.3%
2023 Construction, Extraction, Maintenance	10.8%
2023 Production, Transport, Material Moving	14.6%
2023 White Collar Workers	56.3%
2023 Blue Collar Workers	43.7%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	69.5%
2023 Drive to Work in Carpool	8.5%
2023 Travel to Work by Public Transportation	0.8%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.2%
2023 Other Means	0.6%
2023 Work at Home	20.3%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	18.5%
2023 Travel to Work in 15 to 29 Minutes	34.5%
2023 Travel to Work in 30 to 59 Minutes	36.4%
2023 Travel to Work in 60 Minutes or More	10.6%
2023 Average Travel Time to Work	26.1
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$2.12 B
2023 Est. Apparel	\$75.64 M
2023 Est. Contributions, Gifts	\$120.89 M
2023 Est. Education, Reading	\$69.56 M
2023 Est. Entertainment	\$120.83 M
2023 Est. Food, Beverages, Tobacco	\$325.65 M
2023 Est. Furnishings, Equipment	\$75.06 M
2023 Est. Health Care, Insurance	\$192.3 M
2023 Est. Household Operations, Shelter, Utilities	\$684.67 M
2023 Est. Miscellaneous Expenses	\$40.08 M
2023 Est. Personal Care	\$28.52 M
2023 Est. Transportation	\$389.45 M

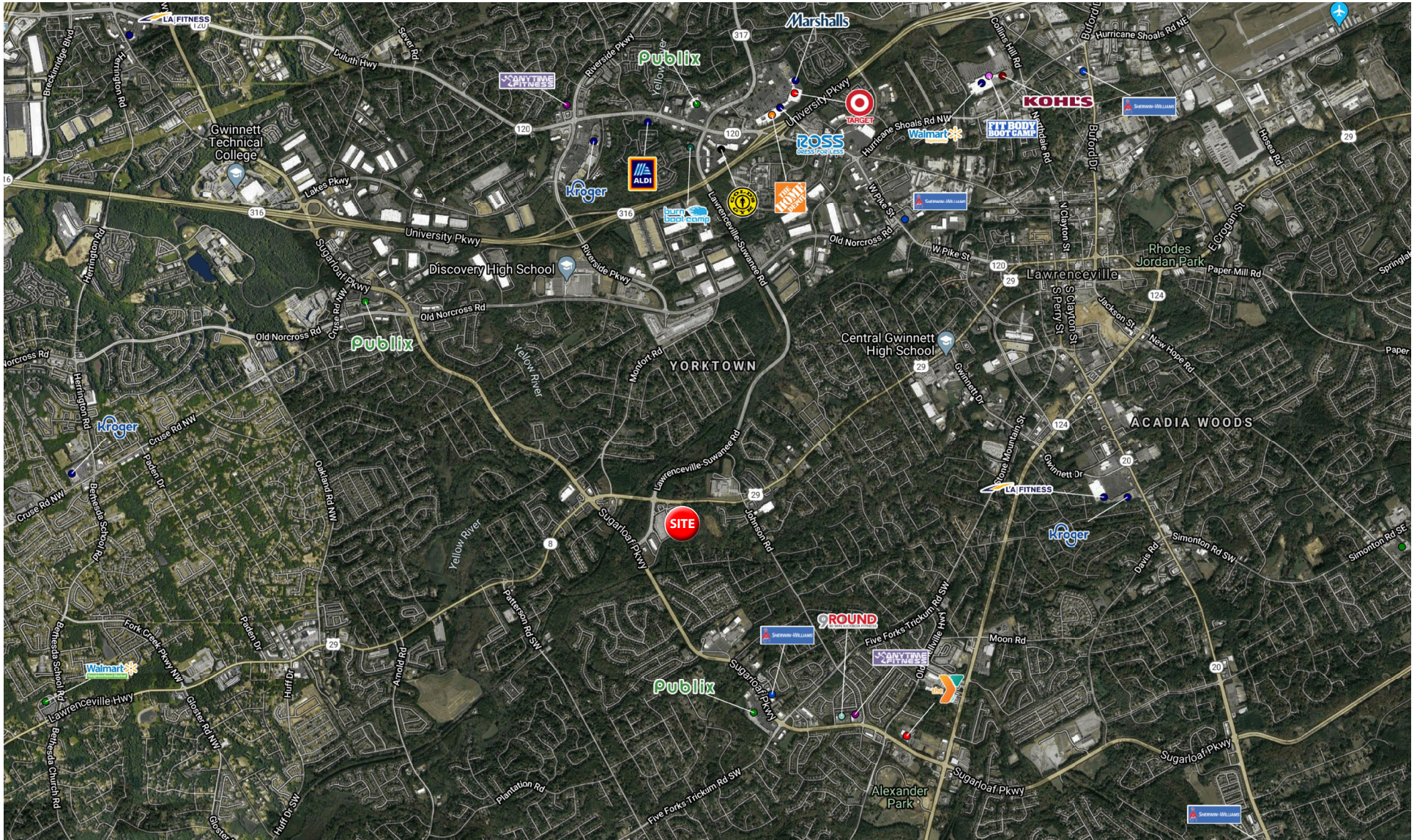


# TRAFFIC COUNTS





# COMMERCIAL AERIAL







# WRS<sup>INC</sup>

REAL ESTATE INVESTMENTS

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