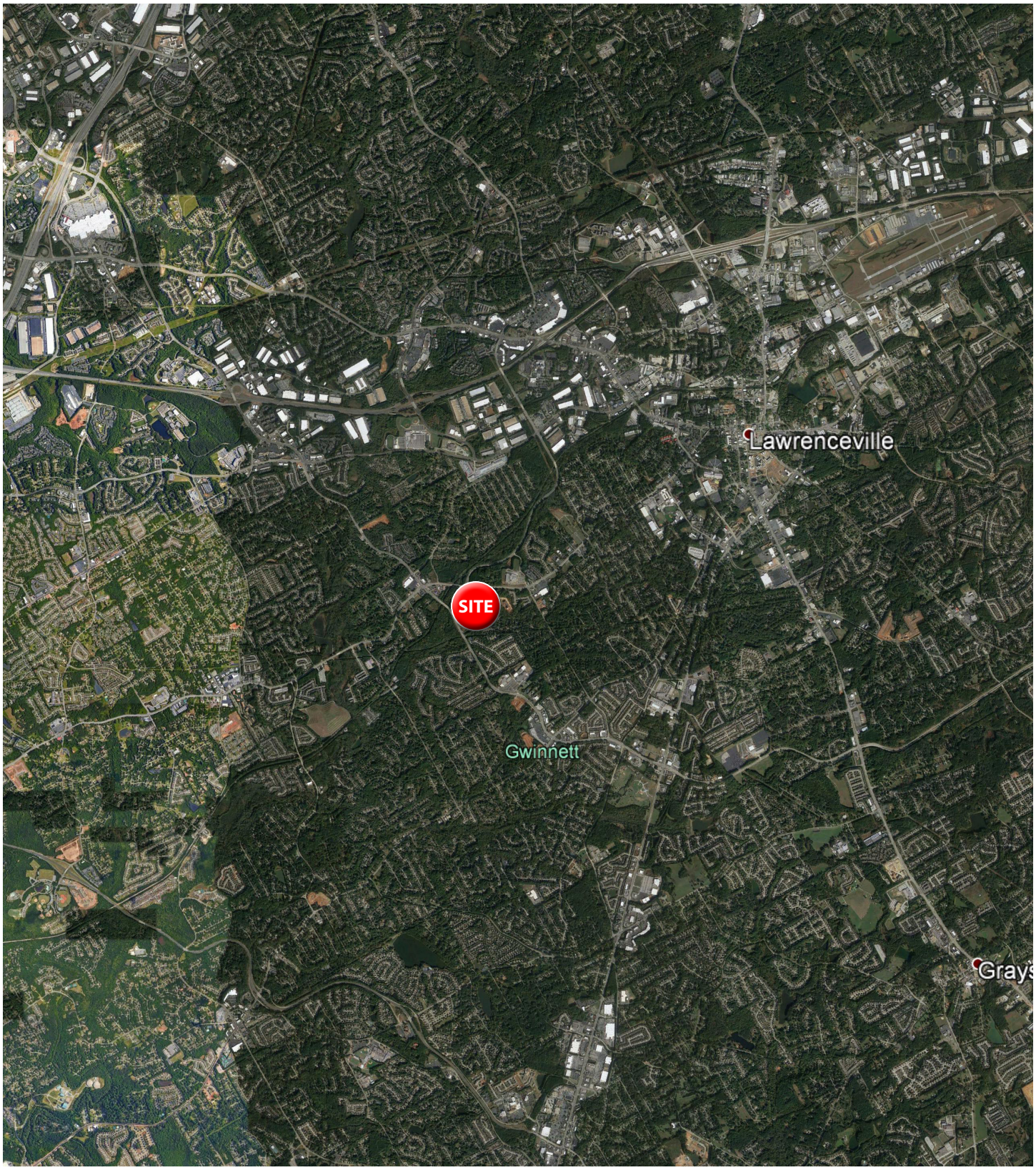
WRS INC
REAL ESTATE INVESTMENTS

LAWRENCEVILLE COMMONS

1400 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA 30044

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION



AERIAL

Walmart
Save money. Live better.
SUGARLOAF PARKWAY
LAWRENCEVILLE SUWANNE ROAD
LAWRENCEVILLE HIGHWAY

OUTPARCELS AVAILABLE

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

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
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
87,978

Estimated Households
28,962

Average HH Income
$82,042

Median HH Income
$72,376

Total Businesses
5,348

Total Employees
39,205

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.9379/-84.0328

Trade Area	Trade Area
Population	
2022 Estimated Population	87,978
2027 Projected Population	92,908
2020 Census Population	86,800
2010 Census Population	72,082
Projected Annual Growth 2022 to 2027	1.1%
Historical Annual Growth 2010 to 2022	1.8%
Households	
2022 Estimated Households	28,962
2027 Projected Households	31,327
2020 Census Households	28,525
2010 Census Households	23,915
Projected Annual Growth 2022 to 2027	1.6%
Historical Annual Growth 2010 to 2022	0.1%
Age	
2022 Est. Population Under 10 Years	14.4%
2022 Est. Population 10 to 19 Years	13.4%
2022 Est. Population 20 to 29 Years	14.6%
2022 Est. Population 30 to 44 Years	25.7%
2022 Est. Population 45 to 59 Years	17.3%
2022 Est. Population 60 to 74 Years	11.2%
2022 Est. Population 75 Years or Over	3.5%
2022 Est. Median Age	33.5
Marital Status & Gender	
2022 Est. Male Population	48.9%
2022 Est. Female Population	51.1%
2022 Est. Never Married	31.8%
2022 Est. Now Married	47.5%
2022 Est. Separated or Divorced	15.3%
2022 Est. Widowed	5.4%
Income	
2022 Est. HH Income $200,000 or More	4.6%
2022 Est. HH Income $150,000 to $199,999	6.4%
2022 Est. HH Income $100,000 to $149,999	18.4%
2022 Est. HH Income $75,000 to $99,999	16.4%
2022 Est. HH Income $50,000 to $74,999	20.9%
2022 Est. HH Income $35,000 to $49,999	12.0%
2022 Est. HH Income $25,000 to $34,999	8.2%
2022 Est. HH Income $15,000 to $24,999	5.8%
2022 Est. HH Income Under $15,000	7.2%
2022 Est. Average Household Income	$82,042
2022 Est. Median Household Income	$72,376
2022 Est. Per Capita Income	$27,038
2022 Est. Total Businesses	5,348
2022 Est. Total Employees	39,205

TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.9379/-84.0328

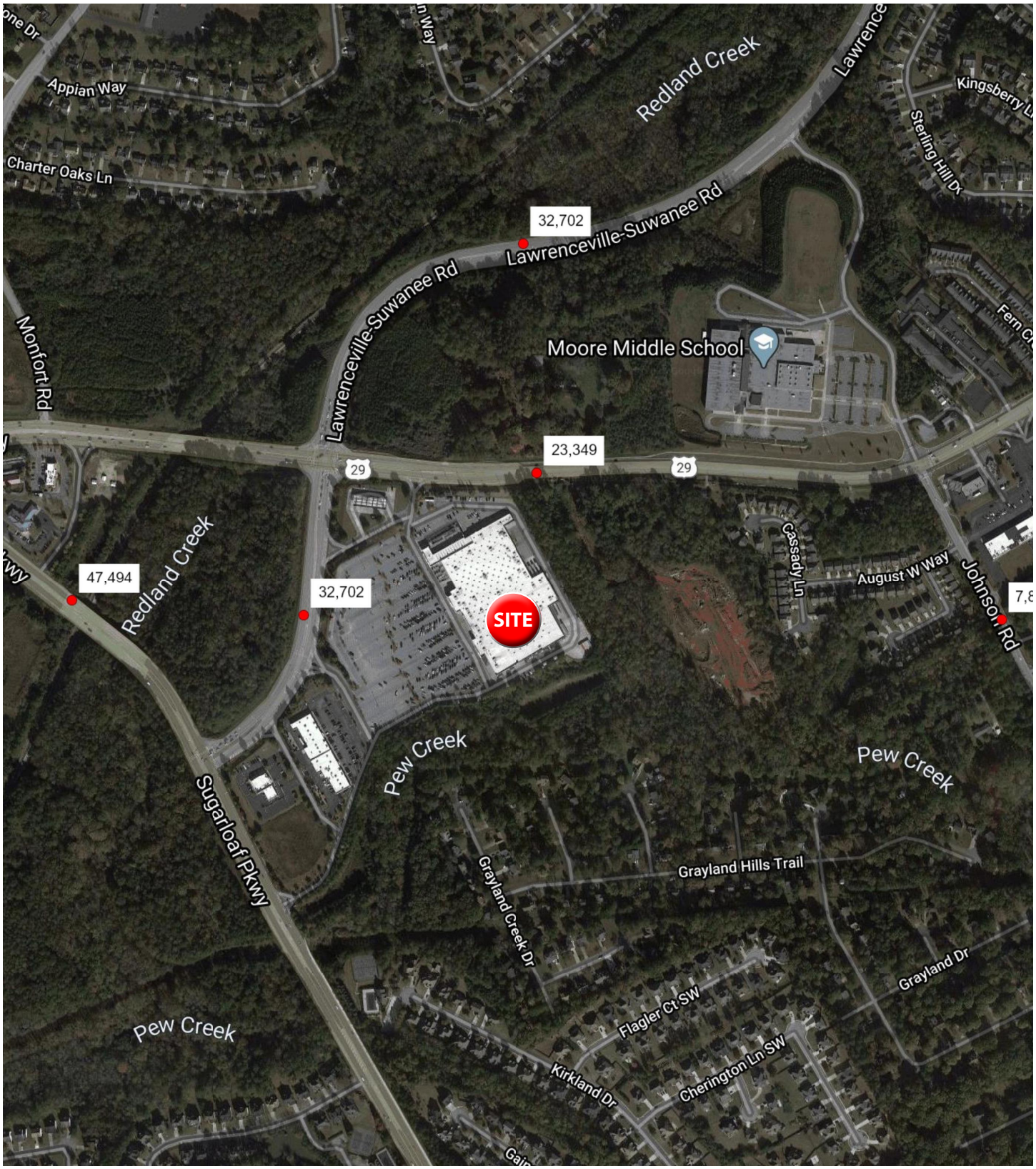
Trade Area	Trade Area
Race	
2022 Est. White	27.8%
2022 Est. Black	29.8%
2022 Est. Asian or Pacific Islander	13.4%
2022 Est. American Indian or Alaska Native	1.1%
2022 Est. Other Races	27.8%
Hispanic	
2022 Est. Hispanic Population	27,268
2022 Est. Hispanic Population	31.0%
2027 Proj. Hispanic Population	30.7%
2020 Hispanic Population	37.5%
Education (Adults 25 & Older)	
2022 Est. Adult Population (25 Years or Over)	57,850
2022 Est. Elementary (Grade Level 0 to 8)	7.0%
2022 Est. Some High School (Grade Level 9 to 11)	7.8%
2022 Est. High School Graduate	27.0%
2022 Est. Some College	19.5%
2022 Est. Associate Degree Only	8.3%
2022 Est. Bachelor Degree Only	19.7%
2022 Est. Graduate Degree	10.7%
Housing	
2022 Est. Total Housing Units	30,293
2022 Est. Owner-Occupied	65.2%
2022 Est. Renter-Occupied	30.4%
2022 Est. Vacant Housing	4.4%
Homes Built by Year	
2022 Homes Built 2010 or later	7.8%
2022 Homes Built 2000 to 2009	20.5%
2022 Homes Built 1990 to 1999	27.4%
2022 Homes Built 1980 to 1989	26.2%
2022 Homes Built 1970 to 1979	10.0%
2022 Homes Built 1960 to 1969	1.9%
2022 Homes Built 1950 to 1959	0.9%
2022 Homes Built Before 1949	0.8%
Home Values	
2022 Home Value $1,000,000 or More	0.5%
2022 Home Value $500,000 to $999,999	2.0%
2022 Home Value $400,000 to $499,999	2.9%
2022 Home Value $300,000 to $399,999	16.2%
2022 Home Value $200,000 to $299,999	42.2%
2022 Home Value $150,000 to $199,999	24.2%
2022 Home Value $100,000 to $149,999	7.6%
2022 Home Value $50,000 to $99,999	1.9%
2022 Home Value $25,000 to $49,999	0.7%
2022 Home Value Under $25,000	1.8%
2022 Median Home Value	$230,612
2022 Median Rent	$1,136

TRADE AREA DEMOGRAPHIC REPORT

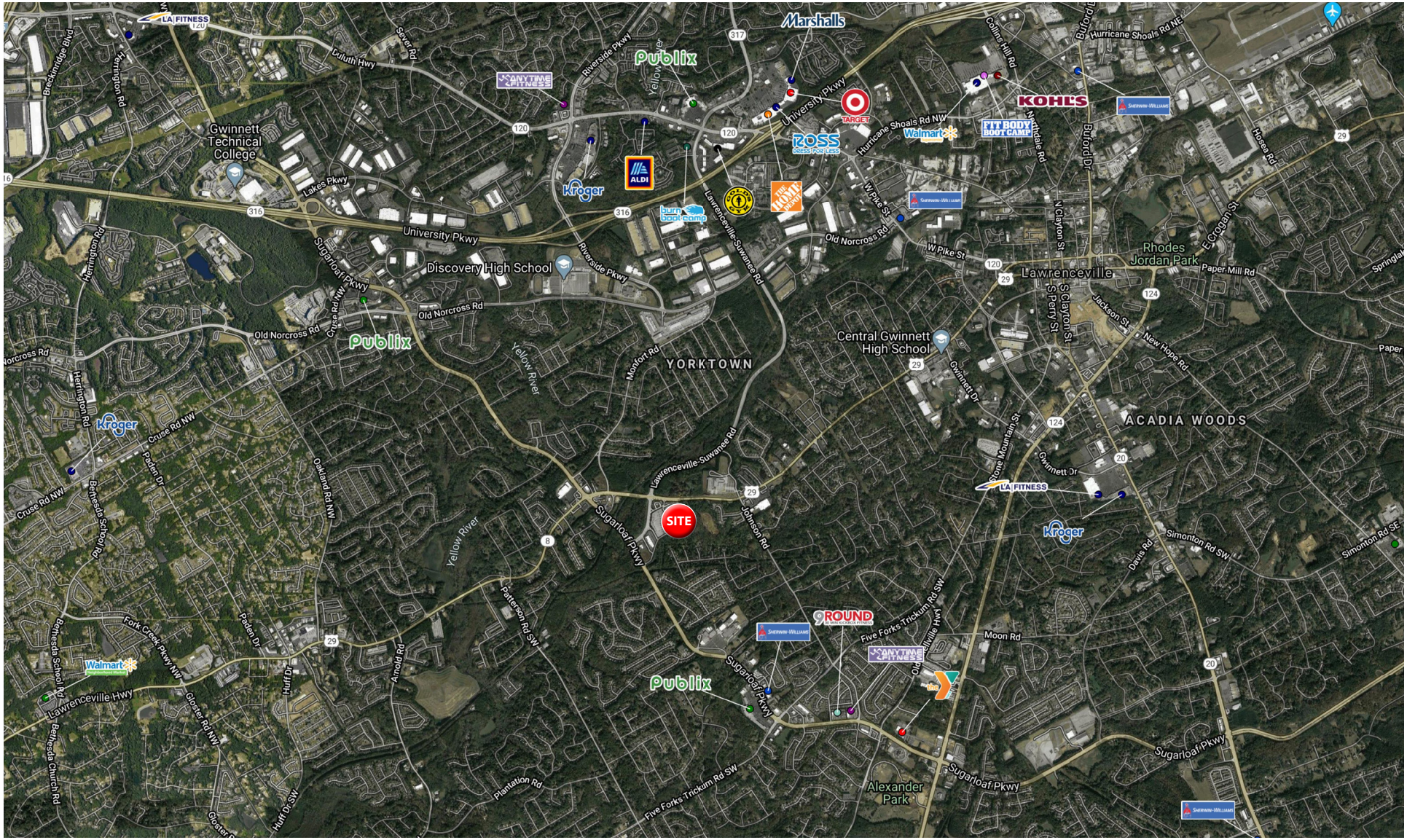
Lat/Lon: 33.9379/-84.0328

Trade Area	Trade Area
Labor Force	
2022 Est. Labor Population Age 16 Years or Over	67,779
2022 Est. Civilian Employed	66.3%
2022 Est. Civilian Unemployed	2.1%
2022 Est. in Armed Forces	-
2022 Est. not in Labor Force	31.6%
2022 Labor Force Males	48.2%
2022 Labor Force Females	51.8%
Occupation	
2022 Occupation: Population Age 16 Years or Over	44,927
2022 Mgmt, Business, & Financial Operations	13.7%
2022 Professional, Related	21.4%
2022 Service	15.6%
2022 Sales, Office	23.3%
2022 Farming, Fishing, Forestry	-
2022 Construction, Extraction, Maintenance	12.1%
2022 Production, Transport, Material Moving	13.9%
2022 White Collar Workers	58.4%
2022 Blue Collar Workers	41.6%
Transportation to Work	
2022 Drive to Work Alone	80.2%
2022 Drive to Work in Carpool	11.5%
2022 Travel to Work by Public Transportation	1.7%
2022 Drive to Work on Motorcycle	-
2022 Walk or Bicycle to Work	0.6%
2022 Other Means	0.4%
2022 Work at Home	5.6%
Travel Time	
2022 Travel to Work in 14 Minutes or Less	15.8%
2022 Travel to Work in 15 to 29 Minutes	29.2%
2022 Travel to Work in 30 to 59 Minutes	37.9%
2022 Travel to Work in 60 Minutes or More	17.1%
2022 Average Travel Time to Work	30.3
Consumer Expenditure	
2022 Est. Total Household Expenditure	$1.77 B
2022 Est. Apparel	$62.68 M
2022 Est. Contributions, Gifts	$97.38 M
2022 Est. Education, Reading	$55.02 M
2022 Est. Entertainment	$99.79 M
2022 Est. Food, Beverages, Tobacco	$273.57 M
2022 Est. Furnishings, Equipment	$62 M
2022 Est. Health Care, Insurance	$161.23 M
2022 Est. Household Operations, Shelter, Utilities	$572.55 M
2022 Est. Miscellaneous Expenses	$33.17 M
2022 Est. Personal Care	$23.72 M
2022 Est. Transportation	$326.31 M

TRAFFIC COUNTS



COMMERCIAL AERIAL



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