

PRICE IMPROVEMENT



OFFERING SUMMARY

SALE PRICE:	\$598,500
LOT SIZE:	2.54 Acres
PRICE / ACRE:	\$235,630
ZONING:	BG-GENERAL
MARKET:	ATL MSA
TRAFFIC COUNT:	25,000
APN:	r5139 005

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PROPERTY OVERVIEW

Jake Creviston with SVN Creviston Realty presents 1091 Grayson Hwy for sale. Located within the city of Lawrenceville, there is a commercial tract spanning 2.54 acres along Ga Hwy 20 (Grayson Hwy), precisely at the intersection of Grayson Hwy and Sugarloaf Pkwy. The property consists of two distinct parcels: the front parcel, occupying approximately 1.5 acres, is zoned as BG (Business General), while the back parcel, covering around 1.0 acre, is zoned as O&I (Office and Institutional). With its advantageous placement, the tract offers excellent visibility along the road, and the area witnesses a strong traffic count exceeding 25,000.

PROPERTY HIGHLIGHTS

- 2.54 AC
- Zoned BG & OI
- Great Visibility