

AVAILABLE FOR LEASE
OR SALE!

TOTAL MONTHLY RENT:
\$2,644.24

SALES PRICE: \$398,000

BUILDING

2719 Huff Dr,
Lawrenceville GA 30044


PREMIER
PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

**For Sale or For Lease- OWNER FINANCING
AVAILABLE | SELLER FLEXIBLE!**

Take advantage of this unique opportunity with **flexible seller terms and owner financing available** for qualified buyers. This beautifully renovated, single-story office building offers the perfect blend of functionality, comfort, and professional appeal.

The property features **seven private offices** and an inviting open entrance area ideal for a reception desk and client lobby. Thoughtfully updated with modern wood flooring throughout, the space creates a warm and welcoming environment for clients and staff alike.

OFFERING SUMMARY

Size	1,756 SqFt +/-
Parcel Id	R5014 014
Zoning	C-1
Base Rent	\$16.00 PSF
CAM	\$2.07
Property Highlights	7 Offices
Restrictions	Maxium occupancy 12



DE LA ROSA
GROUP



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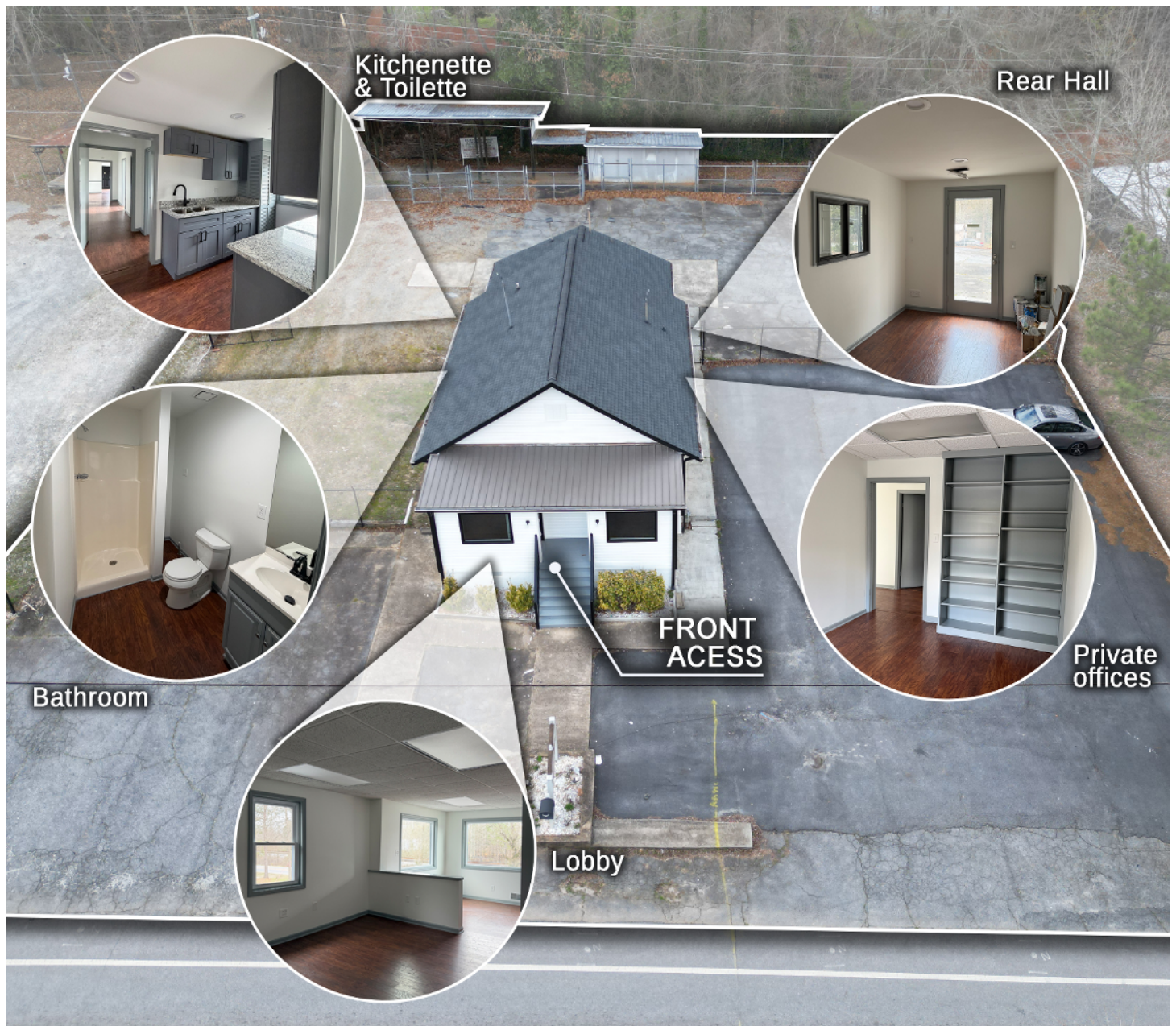
JOSÉ DE LA ROSA

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INVESTMENT SUMMARY

Located in Lawrenceville, this versatile commercial property offers a multi-use opportunity ideal for professional office, medical, daycare, or service based operations. The property provides 24/7 tenant access, including overnight access, and is designed to accommodate a maximum occupancy of 12, making it well suited for small businesses seeking a functional and flexible workspace in a growing commercial area.



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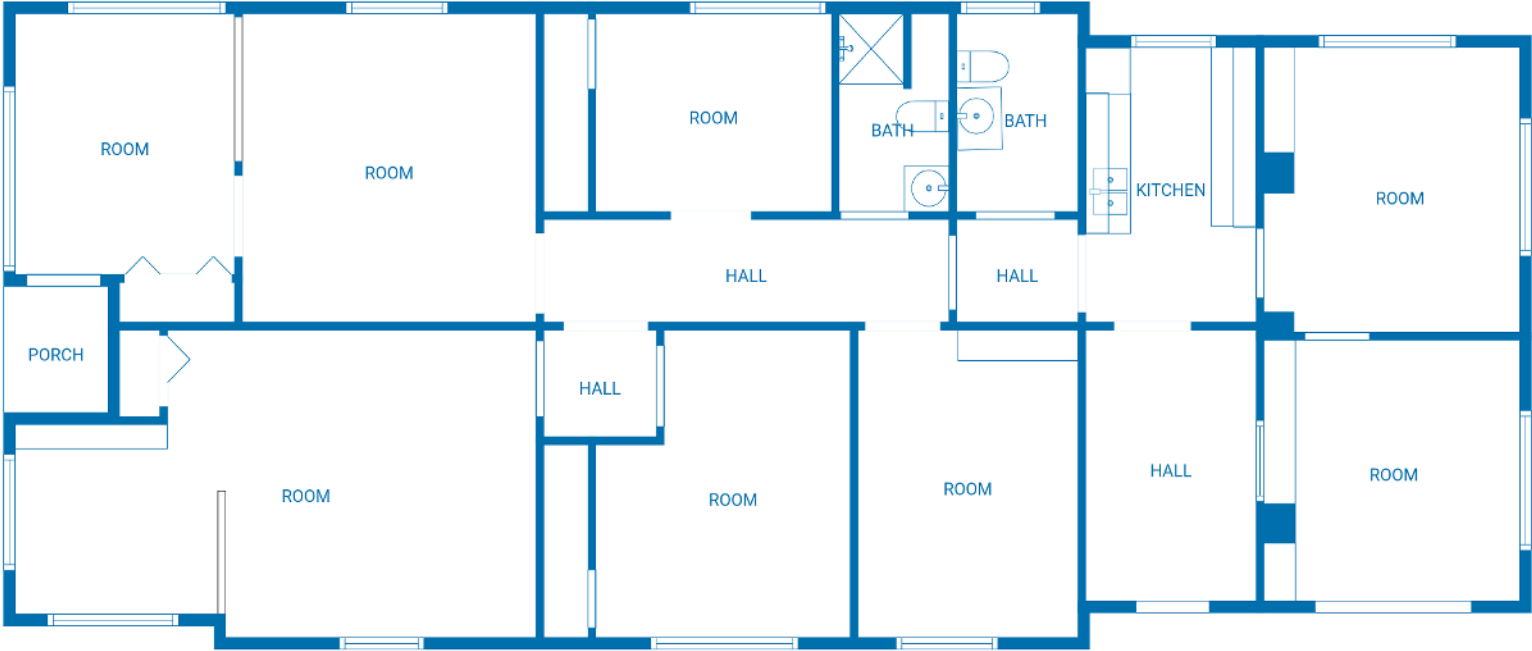


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FLOORPLAN



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MAIN ACCESS



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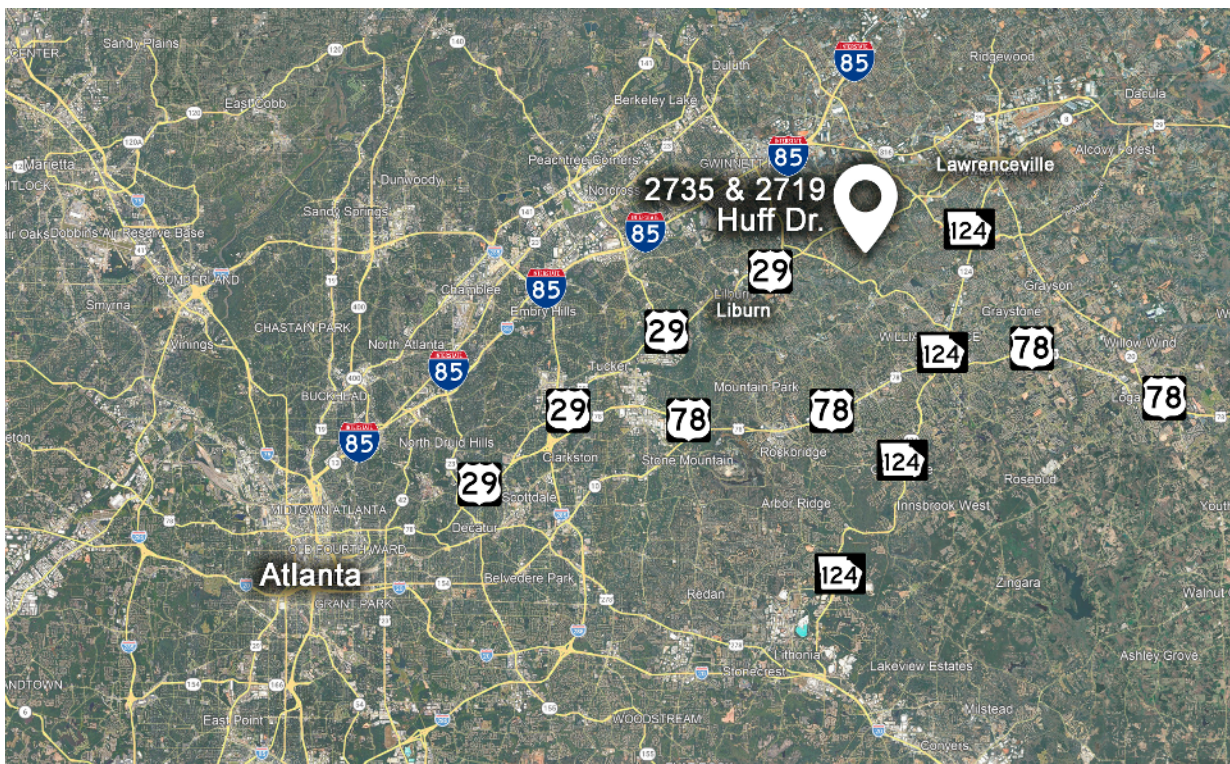
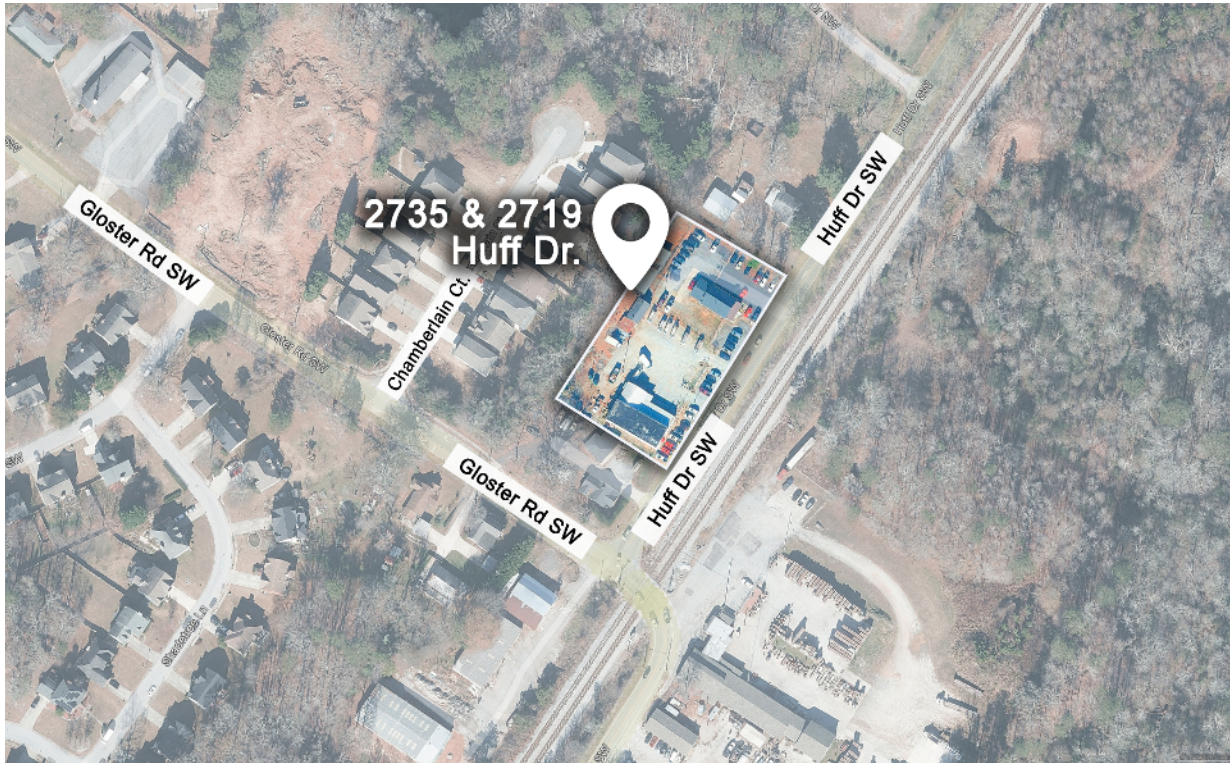


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LOCATION



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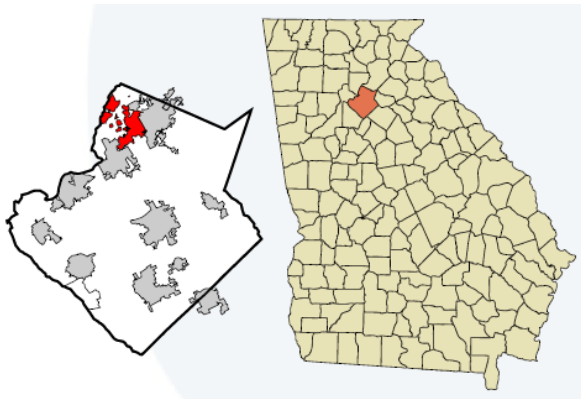
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ABOUT LAWRENCEVILLE

Located in Lawrenceville, within the thriving business hub of Gwinnett County, the property offers convenient access to major transportation corridors including Interstate 85 and Georgia State Route 316. This strategic location provides excellent connectivity throughout the Atlanta metro area, making it ideal for contractors, service businesses, and distribution operations needing efficient access to clients, suppliers, and surrounding commercial areas.



CITY OF WINDER

County	Gwinnett
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AREA

City	11.16 sq mi
Land	11.13 sq mi
Water	0.04 sq mi
Elevation	1,086 ft

POPULATION

Population	25,076
Density	2,253.8 sq mi



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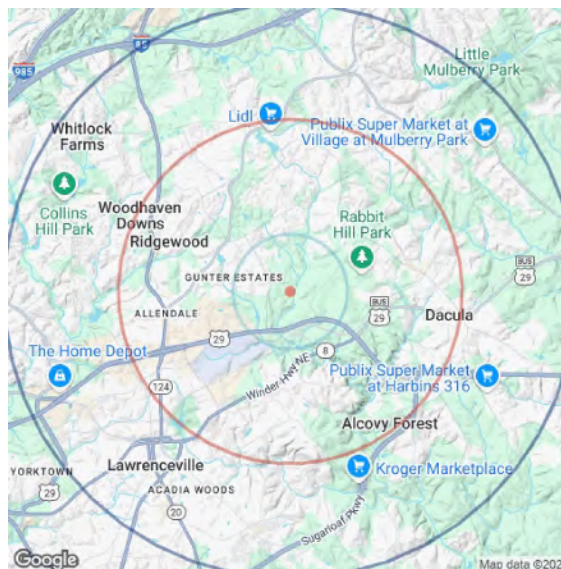
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	958	23,767	81,060
2010 Population	1,556	43,802	134,435
2024 Population	1,869	53,748	168,100
2029 Population	1,913	56,374	177,084
2024-2029 Growth Rate	0.47 %	0.96 %	1.05 %
2024 Daytime Population	3,781	49,117	148,770

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	277	7,148	26,286
2010 Total Households	463	13,063	42,693
2024 Total Households	529	16,327	53,086
2029 Total Households	547	17,357	56,609
2024 Average Household Size	3.53	3.2	3.12
2024 Owner Occupied Housing	466	13,397	38,994
2029 Owner Occupied Housing	490	13,964	41,001
2024 Renter Occupied Housing	63	2,930	14,092
2029 Renter Occupied Housing	57	3,392	15,609
2024 Vacant Housing	25	443	2,073
2024 Total Housing	554	16,770	55,159



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