

# GRAYSON PAVILION

Located in Lawrenceville, Georgia (Gwinnett County), on the recently widened Grayson Highway/SR 20 and Webb Gin House Road in the heart of numerous new residential developments, this new specialty center will offer tenants high visibility and excellent ingress/egress. The center also will have three access points and is situated at a traffic signal facing Grayson Highway.

## SURROUNDING RETAIL INCLUDES:

Children of America, Racetrac, The Avenue Webb Gin, an open-air center with anchors including Banana Republic, Barnes & Noble, Ethan Allen and Gap, plus neighboring Kroger and Publix.

**BUILDING SIZE:** 20,850+/- square feet    **RETAIL BAYS:** 1,400 to 9,200 square feet



### 2009 AVERAGE HOUSEHOLD INCOME

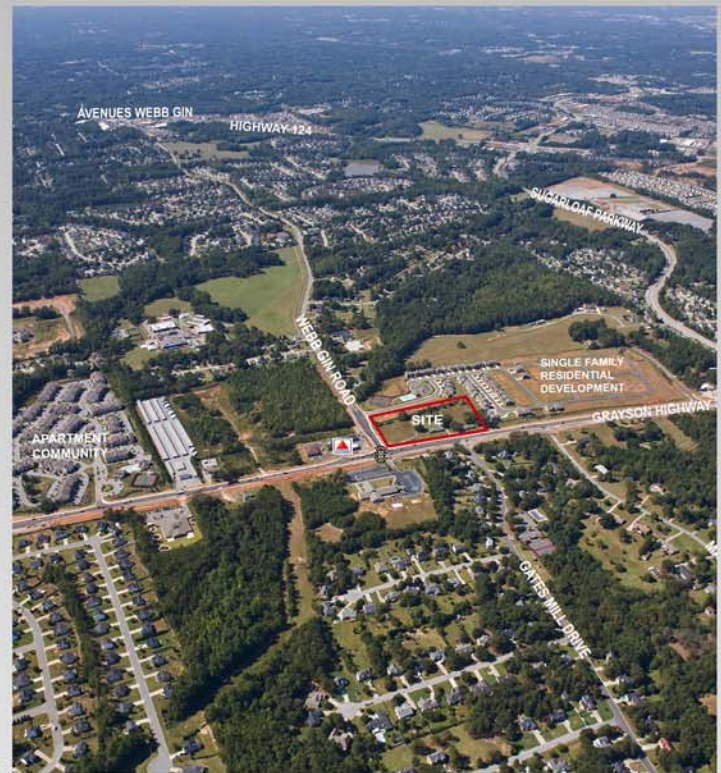
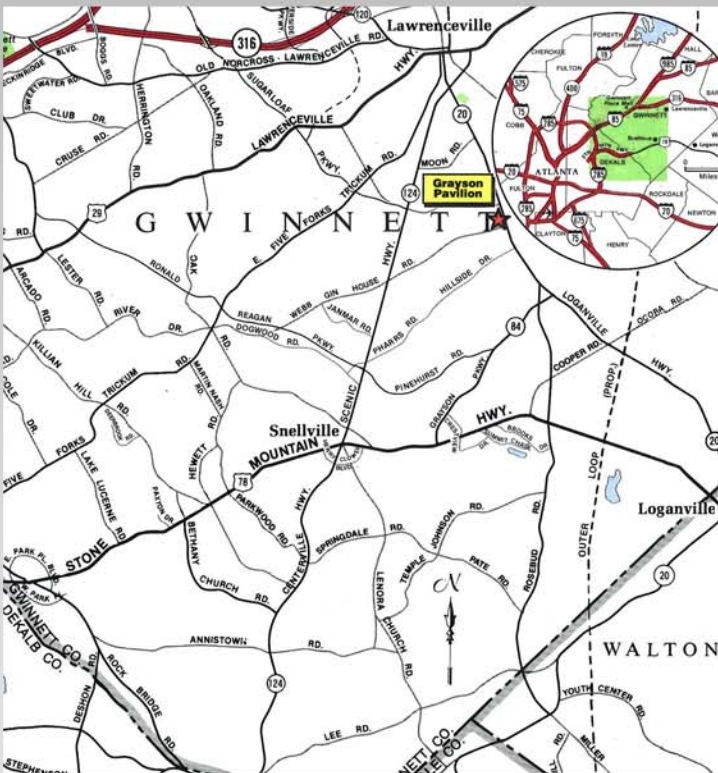
1 Mile .....	\$73,919
3 Miles .....	\$81,545
5 Miles .....	\$80,459

### 2009 TOTAL POPULATION

1 Mile .....	7,635
3 Miles .....	55,906
5 Miles .....	140,094

### 2009 AVERAGE DAILY TRAFFIC COUNT

Grayson Highway (SR 20) at  
Webb Gin House Road: 24,380



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