

SUPERIOR VISIBILITY



3341 Peachtree Industrial Boulevard | Berkeley Lake, Georgia 30096

\$35,000.00

Terrific opportunity to relocate in an area of dynamic growth, in the Gwinnett / Berkeley Lake Retail Submarket. Situated at the intersection of North Berkeley Lake Road and Peachtree Industrial Boulevard, this corner site offers convenient access and excellent visibility.

Excellent Location at Traffic-Signalized Intersection

Superior Visibility

Strong Demographics

High Traffic Counts

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,603	77,508	210,056
Households	3,635	29,175	75,243
Average HH Income	\$66,677	\$84,137	\$88,352

TRAFFIC COUNTS

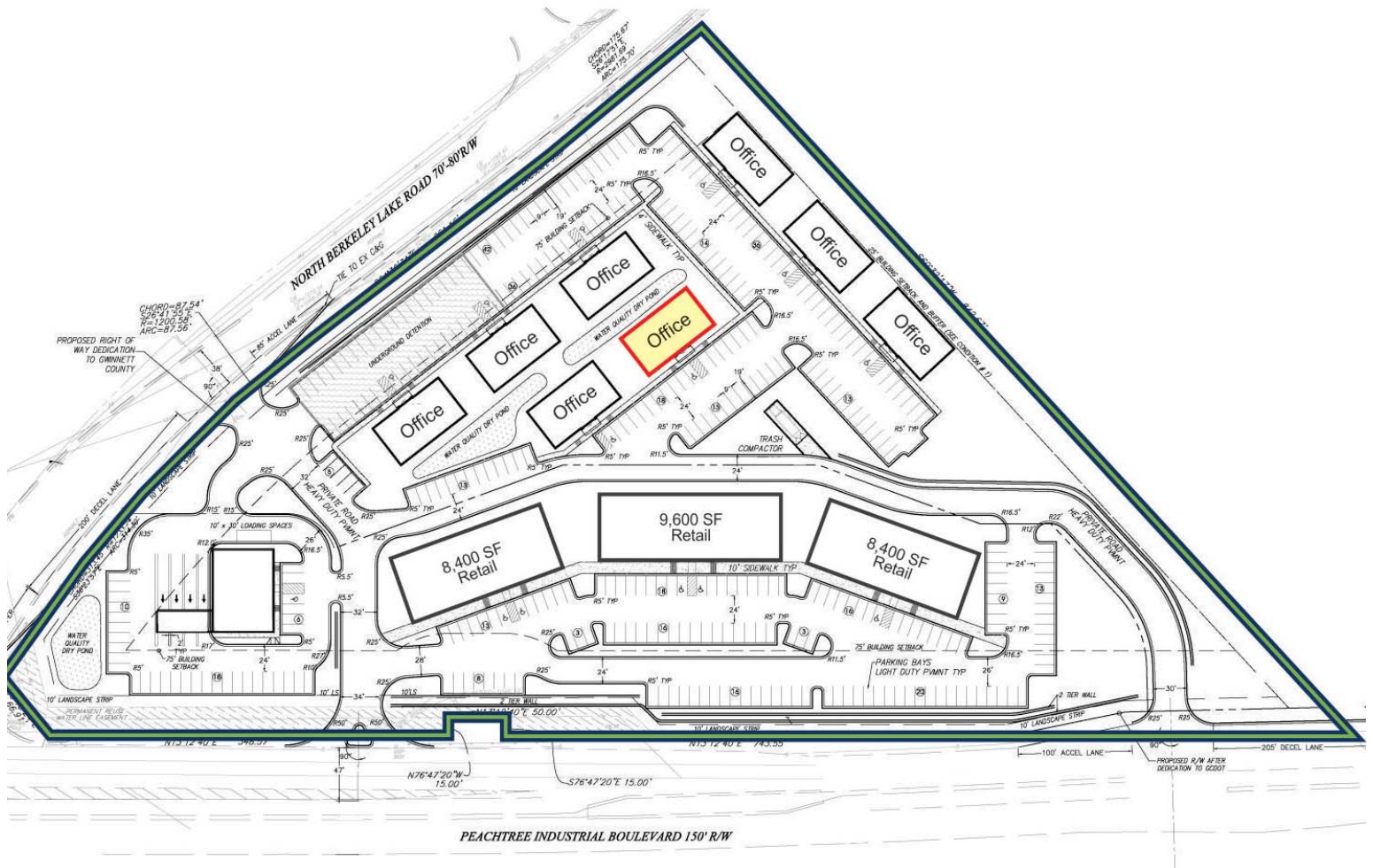
N Berkeley Lake Rd	36,450
Peachtree Industrial Blvd	34,003

FOR MORE INFORMATION PLEASE CONTACT

PHIL RYAN
770.729.2843
pryan@lavista.com

WWW.LAVISTA.COM

SITE PLAN



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