

**Historic  
Norcross  
Cotton Gin  
Restaurant Space**

**125 Lawrenceville Street  
Suite 400**

**1346 SQ FT Main Floor  
775 SQ FT Framed Unfinished  
Upstairs (w/ Bathroom)  
778 SQ FT Brick Patio**



**Features:**

- **1500 Gallon Grease Trap**
- **11 Foot Vent Hood**
- **15 Foot bar with 8 Tap Kegerator**
- **Dual tankless water heaters**
- **Comercial Grade Kitchen walls and floor**
- **Newer Dual HVAC (4 years old)**
- **Multizone indoor/ outdoor sound system/ TV ready**
- **24 Designated Cotton Gin parking spaces/ adjacent to large municipal public lot**
- **Community Center and parking (52 spaces) across the street**
- **Greenway lawn for games/ extensible dining**
- **Short walk to Historic Downtown Norcross**

## New resident(s) close by (over 900 new units within a mile)

### **The Brunswick** [Gateway Ventures]

193 units (all apts), 9 of which are live-work units

\$40 million project

### **Broadstone** [Alliance Residential]

354 units (200 modern flat-style apts, 90 industrial-style loft units, 64 Townhomes)

\$95 million project

### **The Kelly** [Stanley Martin Homes]

47 Townhomes

\$13 million project

### **Seven Norcross** [United Family Homes]

145 units (119 Townhomes, 8 Stacked Flats\*, and 18 SINGLE FAMILY HOMES)

\*similar to what one would call a 'condo'

\$35 million project (est.)

### **Adams Vineyard** [Peachtree Residential]

63 SINGLE FAMILY HOMES

\$40 million project (est.)

### **Old Norcross Estates** [Miller Lowry Developments]

14 SINGLE FAMILY HOMES on N Peachtree

\$5 million project (est.)

### **Giles Street** [Norcross Realty Development]

70 Townhomes

\$20 million project (est.)

### **Pinnacle Way** [Yost Communities, Inc.]

24 Townhomes

\$7 million project (est.)

# Norcross Demographic Data

	1 Mile	3 Miles	5 Miles
Total Population	8,260	84,425	254,508
Households	2,822	28,326	87,864
Median Age	32.0	31.4	32.8
Median HH Income	\$61,341	\$51,016	\$53,571

\*Source: BAO Community Profile 2018

## Traffic Counts

Buford Highway – 38,500 VPD  
Holcomb Bridge Rd (NW) – 17,500 VPD  
Peachtree Industrial Blvd (NW) – 50,900 VPD  
Beaver Ruin Rd (E) – 37,400 VPD  
Jimmy Carter Blvd (S) – 76,000 VPD

\*Cardinal directions traveling FROM downtown Norcross

