



FOR LEASE

3984 Lawrenceville Highway | Free Standing Retail

3984 Lawrenceville Highway Tucker, GA 30084

Property Summary



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	1
Available SF:	6,760 SF
Building Size:	7,600 SF

Danny Glusman

Broker

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Widespread Commercial, LLC | www.widespreadgroup.com | 1816 Briarwood Industrial Ct, Suite A, Brookhaven, GA 30329 | 404.465.3941

Property Description

±6,760 square feet of freestanding retail space available for lease with ample surface parking. The building offers a wide-open floor plan with full-width storefront glazing, two restrooms, dedicated storage, and private back-office rooms — providing a flexible canvas for a variety of users including specialty retail, medical or dental office, urgent care, personal services, fitness, laundromat, or food and beverage concepts.

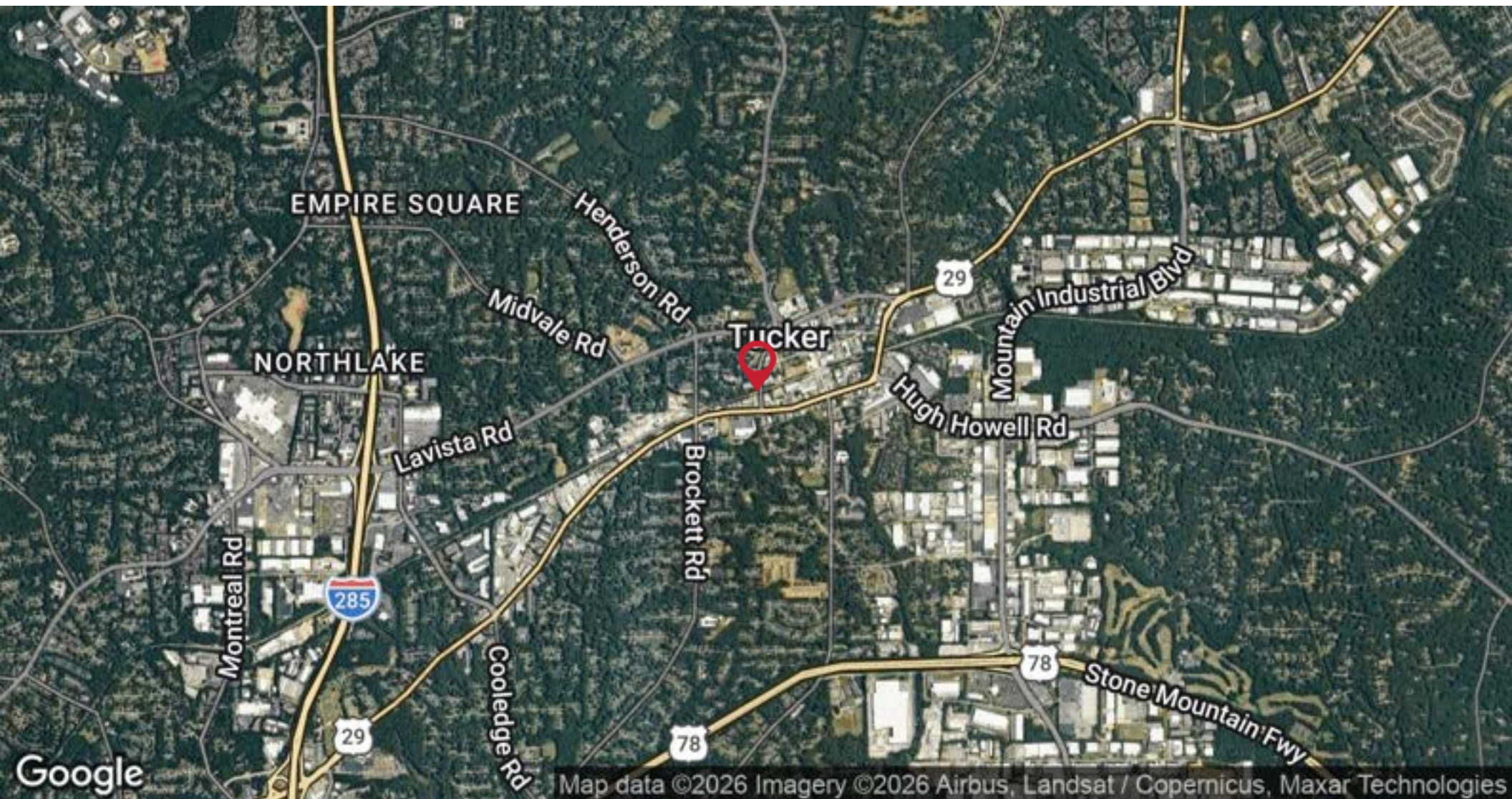
Located directly on Lawrenceville Highway (US-29/SR-8) with a verified AADT of 24,300 VPD (GDOT 2024) and future projections of 30,600 VPD — delivering strong daily exposure for any retail or service operator.

Property Highlights

- ±6,760 SF Freestanding Retail Building
- \$20.00/SF NNN
- Zoned DT-2 — City of Tucker Downtown Corridor
- 24,300 VPD on Lawrenceville Highway (GDOT 2024)
- Full-Width Storefront Glazing | High Visibility Façade
- Open Floor Plan | Flexible for Multiple Uses
- Ample Surface Parking
- Immediately Available



Location Map



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Additional Photos



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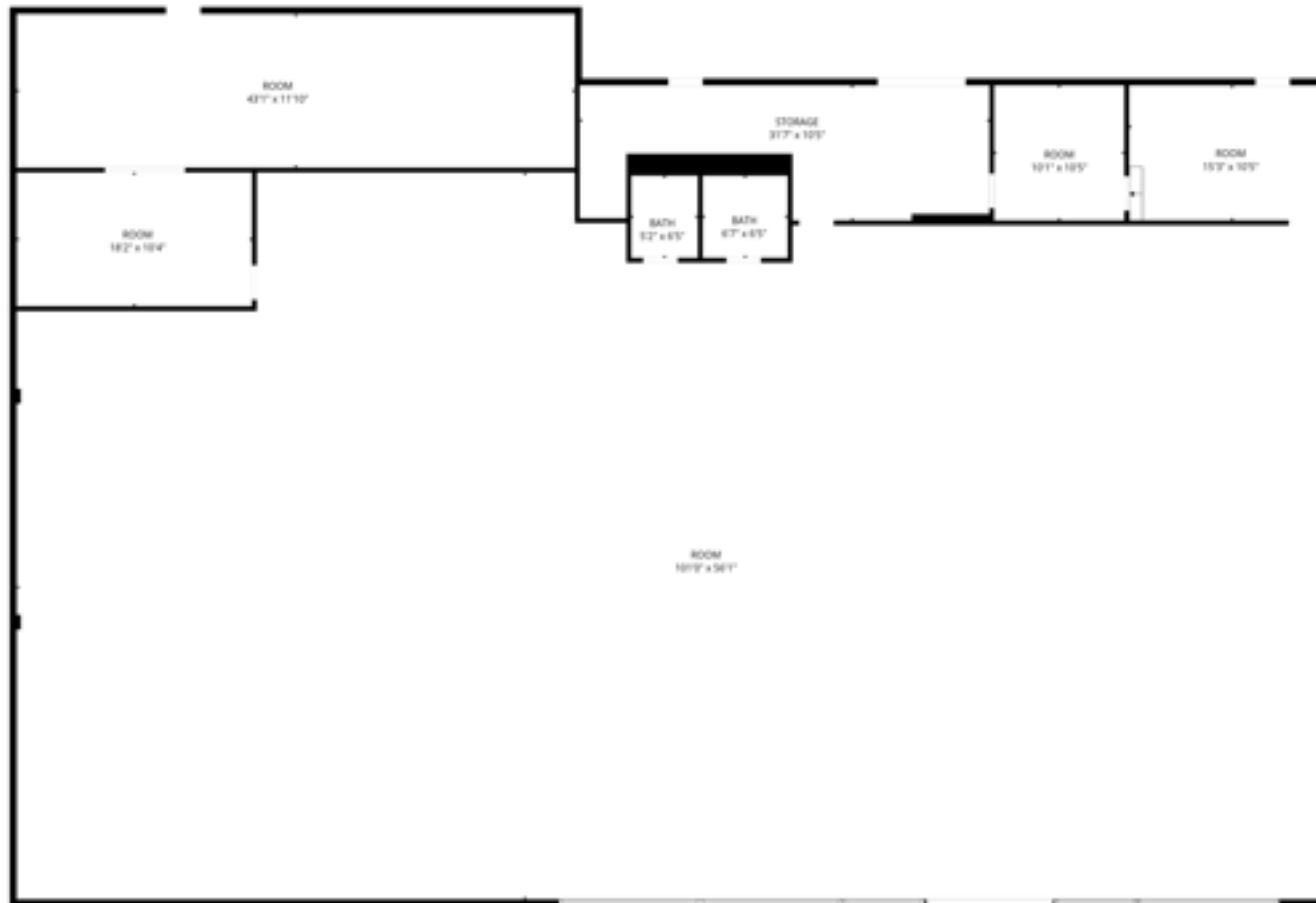
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Floor Plans



Total GLA: 0 sq. ft | Total: 6760 sq. ft
1st floor: (Excluded areas 6760 sq. ft)

FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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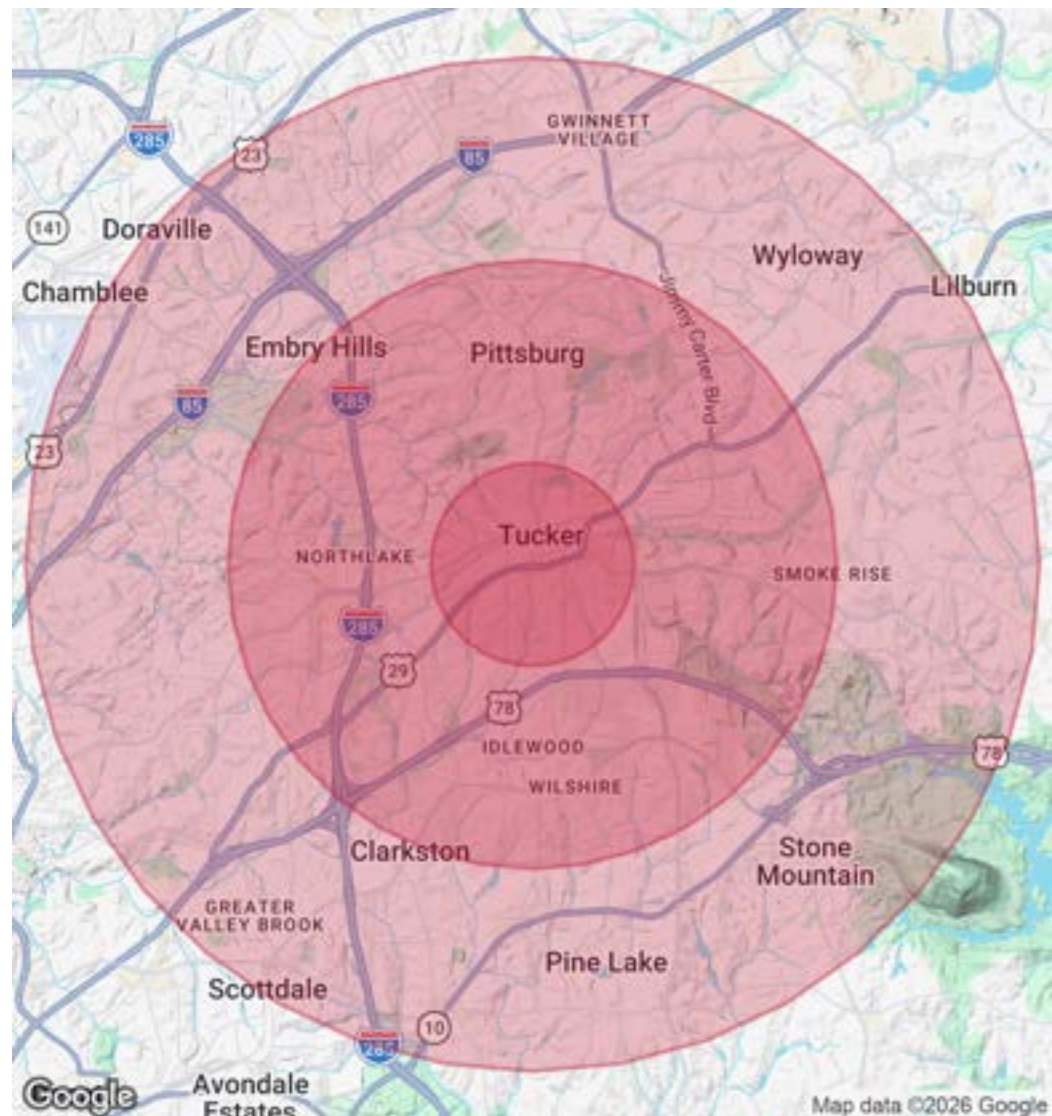


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,438	86,457	264,254
Average Age	45.9	37.7	35.6
Average Age (Male)	40.2	36.1	34.7
Average Age (Female)	48.9	39.3	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,569	31,754	94,011
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$106,084	\$104,328	\$95,739
Average House Value	\$333,704	\$349,345	\$351,950

2023 American Community Survey (ACS)



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Advisor Bio 1



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Professional Background

With over 25 years of experience in commercial real estate and as a principal in a development firm, I've gained a deep understanding of the strategies that drive success. Observing top brokers up close, I've studied what sets them apart and refined my own approach by learning from the best.

Early on, I was fascinated by how some brokers consistently generate higher offers. Through market experience managing portfolios and making strategic investments, I reinforced my belief in collaboration and a strong client focus. My firm operates with an owner's mindset, providing strategic services tailored to property owners' needs.

A key differentiator in my approach is local-level marketing. By working closely with agents regionally and statewide, I ensure that every property reaches a wide audience, leading to higher offers and faster transactions. As a commercial broker, I aim to deliver a service that mirrors how an owner would want their property sold—efficiently, professionally, and with attention to detail.

With my expertise in commercial real estate, development, and strategic marketing, I continue to help clients navigate the complexities of buying, selling, and investing in commercial properties.

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