



FOR SALE
430 WEST PIKE STREET, LAWRENCEVILLE, GA 30046



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Real Estate



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-



430 W. Pike Street

Lawrenceville, GA 30046

Executive Summary

Address: *430 West Pike Street*
Lawrenceville, Georgia 30046
Gwinnett County

Attractive, one-story, stone, and glass retail/office building. Best suited for owner occupancy or investment. Excellent visibility. Monument signage at entrance and street level. *Within walking distance to Mixed-Use Mega Project planned for Downtown Lawrenceville.*

Building Size/Acres: Building Size: 4,600 Square feet
Acres: 24,829 square feet / .58 Acres

2018 Taxes: \$7,203.00

Price: \$899,000.00/\$195.44 PSF

Occupancy/ Availability: 75%
Suite A: 2,100 SF Available for Lease
Rate: \$19.00 PSF, NNN

Year Built: 2002

Year Renovated: 2019

Construction: Masonry
(construction plans available upon request)

Parking: 25 Spaces

Frontage: 194 feet along West Pike Street

Traffic Count: GA Hwy 120 /West Pike Street: 44,464 cars per day (see summary on following page)

Zoning: BG- General Business

Tenant List: Vacant: 2,100 SF
Paige Beni Photography: 1,250 SF
TrendiEmage Hair Salon: 1,250 SF



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430 W. Pike Street

Lawrenceville, GA 30046

Demographics Summary

	<u>1 Mile</u>	<u>3 Mile</u>
Population	6,178	76,830
Households	2,476	25,772
Average Age	34.20	34.40
Median HH Income	\$35,352	\$55,711
Daytime Employees	27,269	54,456
<hr/>		
Population Growth '17-'22	↑8.1%	↑9.5%
Household Growth '17-'22	↑8.0%	↑9.4%

Traffic Count Summary

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Vol</u>	<u>Year</u>	<u>Distance</u>
W Pike St	Buchanan St NW W	44,640	2016	0.03 mi
W Pike St	Langley Dr E	44,370	2016	0.22 mi
Langley Dr	Huff St NW	13,160	2016	0.35 mi
W Pike St	Honeysuckle Cir W	20,972	2016	0.36 mi
Duluth Hwy 120	John B Wilson Ct NW	35,719	2015	0.41 mi



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430 W. Pike Street

Lawrenceville, GA 30046

Location Map



430 W. Pike Street

Lawrenceville, GA 30046

Subject Photo



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430 W. Pike Street

Lawrenceville, GA 30046

Subject Photo



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430 W. Pike Street

Lawrenceville, GA 30046

Subject Photo



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430 W. Pike Street

Lawrenceville, GA 30046

Subject Property Proximity to Major Locations in Gwinnett County

- **430 West Pike Street** is in close proximity to a major hospital and airport in Gwinnett County. It is also located one mile from GA 316, a major East/West traffic artery connecting Athens to Atlanta.
- The subject is located **less than one mile** from a major hospital. As the flagship hospital, **Gwinnett Medical Center–Lawrenceville** is more than just a full-service hospital featuring the latest medical technology and treatments. Located in the heart of Gwinnett, Gwinnett Medical Center–Lawrenceville is accessible from areas across north metro Atlanta via I-85 and GA-316. Gwinnett Medical Center–Lawrenceville offers nationally recognized and renowned services at several facilities on campus.



- The subject is located **2.5 miles** from the County Airport **Briscoe Field**. Gwinnett County Airport is located on approximately 500 acres northeast of the city of Lawrenceville. The airport has a single 6,000-foot-long by 100-foot-wide grooved asphalt runway, capable of handling all light general aviation aircraft and most corporate jet aircraft in operation today. Gwinnett County Airport is serviced by two Fixed Base Operators (FBOs). Gwinnett Aero is located on the north side of the field and Aircraft Specialists Jet Center is located on the south side. The airport has an Air Traffic Control Tower that is in operation from 7:00 am to 9:00 pm year-round. At the airport, there are more than 50 aviation-related tenants, almost 200 hangars, and about 300 aircraft that are based there.



- Located directly on GA-120, a major East-West artery connecting Gwinnett, North Fulton, Cobb and Paulding counties
- Highly visible with direct road frontage and lighted marquee signage.



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Mixed Use Mega Project Planned for Downtown Lawrenceville

The development, which will go up on about 35 acres just south of the Gwinnett County seat's downtown square, is slated to include about 15,000 square feet of commercial space in addition to apartments, townhomes, detached homes and "age-targeted" residences.

Officials believe the \$200 million project is the largest redevelopment project in Gwinnett County, if not all of suburban Atlanta. The new renderings — which can be seen below — were released by developer Novare Group during a Monday evening meeting of the Lawrenceville planning commission.

430 W. Pike Street is approximately 1 mile NE of this project.



A site plan of the \$200 million mixed-use, "urban-style" development planned near downtown Lawrenceville.

Mixed Use Mega Project Planned for Downtown Lawrenceville

A clearer timeline for the construction of [a \\$200 million megaproject near downtown Lawrenceville](#) has emerged.

City of Lawrenceville spokesman Lisa Sherman told The Atlanta Journal-Constitution that demolition work to pave the way for the so-called South Lawn project — which will [include retail and greenspace in addition to more than 600 residential units](#) — is now slated to begin in late summer.

Sherman said the multifamily housing component closest to the Lawrenceville Lawn park, which is just north of the 32-acre development site, will be the first phase of the project to go up. Streetscaping and retail offerings along nearby Clayton Street were scheduled to come next.

“The rest of the development will be done in phases over the next three to five years,” Sherman said.

All told, the project from George Berkow Inc. and Novare Group is slated to include “urban-style, three- and four-story apartments and townhomes,” single-family homes and about 100 “age-targeted” residences, in addition to about 15,000 square feet of retail space and a new “town green.”

The project also involves moving the city’s public utility operations, which were based on the site, to a new building on W. Pike Street. Existing affordable housing units on the South Lawn site are being demolished [after new ones are built nearby](#).



Mixed Use Mega Project Planned for Downtown Lawrenceville

New renderings were released Monday of the megaproject being planned for downtown Lawrenceville. (City of Lawrenceville/Novare Group)

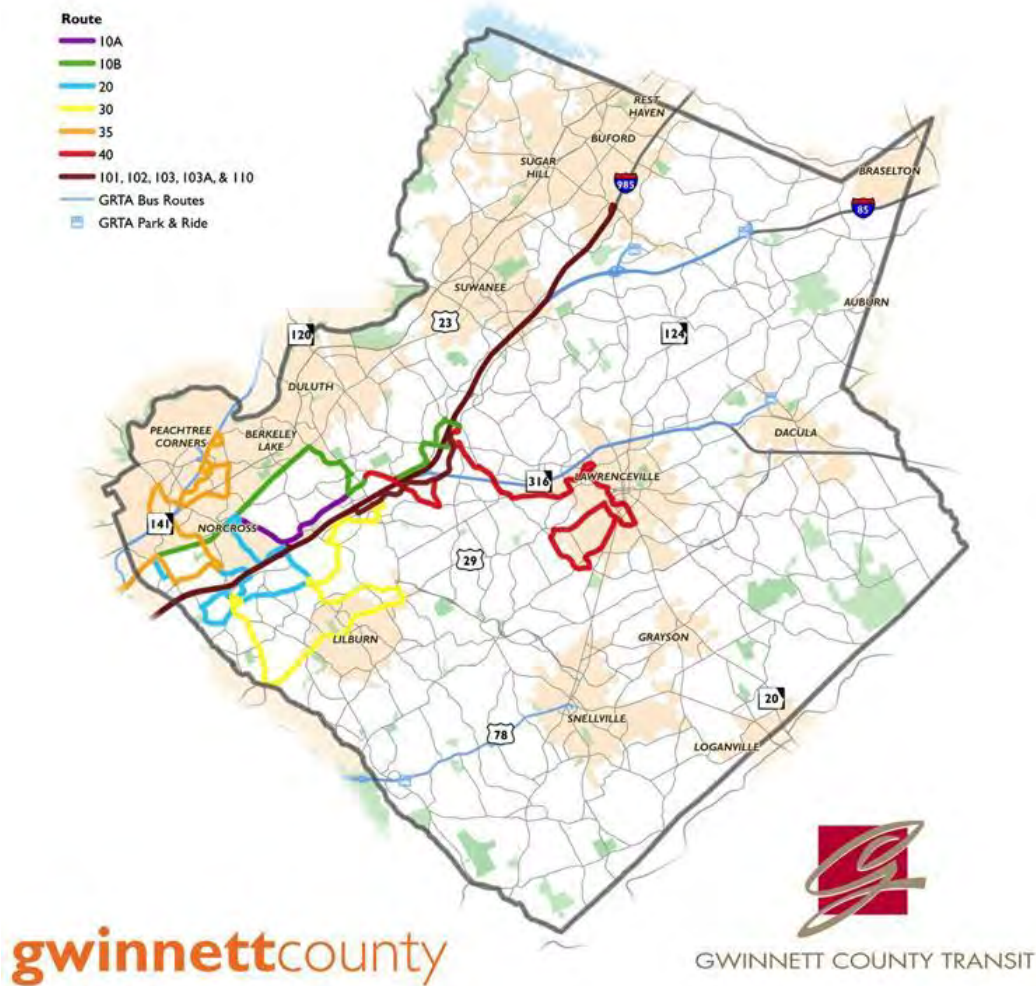
More renderings released for megaproject near downtown Lawrenceville



Gwinnett County Transportation Press Release

For one of the first times since its inception in 2001, Gwinnett County Transit has initiated a Comprehensive Transit Development Plan to review all fixed route and paratransit services. The Connect Gwinnett planning team has developed draft recommendations for short-, medium- and long-term plans for identified current and future funding sources. In order to vet these plans through a broad community outreach effort, the team has held public open houses across the county and is now conducting an online survey and a scientifically valid phone survey.

Take the 10-minute Gwinnett County Transit survey about the future of public transportation in Gwinnett. Information provided will help the Connect Gwinnett planning team understand the needs of Gwinnett residents and business owners.



430 West Pike Street
 Lawrenceville, GA 30046
 Aug-19

PROFORMA

<u>TENANT</u>	<u>SF</u>	<u>Monthly</u>	<u>Annual</u>	<u>PSF</u>	<u>CAM</u>	<u>CAM, Tax & Ins Annual</u>
Vacant (Proforma)	2,100	\$ 3,325.00	\$ 39,900.00	\$ 19.00	\$ 2.96 psf	\$ 6,216.00
Paige Beni Photography	1,250	\$ 1,200.00	\$ 14,400.00	\$ 11.52	\$ 2.96 psf	\$ 3,700.00
TrendiEmage Hairsalon	<u>1,250</u>	\$ 1,276.00	<u>\$ 15,312.50</u>	<u>\$ 12.25</u>	\$ 2.96 psf	<u>\$ 3,700.00</u>
TOTAL	4,600		\$ 69,612.50	\$ 15.34		\$ 13,616.00

OPERATING EXPENSES

Property Taxes	\$ 8,649.69
Property Insurance	\$ 1,929.00
Garbage Disposal	\$ 1,842.00
Landscaping	\$ 1,200.00
TOTAL OPERATING EXPENSES	\$ 13,620.69

\$ 2.96 psf

PROFORMA GROSS OPERATING INCOME **\$ 83,228.50** (Calculation: \$69,612.50 - \$13,616.00 = \$83,228.50)

PROFORMA NET OPERATING INCOME **\$ 69,612.50** (Calculation: \$ 83,228.50 - \$13,616.00 - \$3,325.00 = \$69,612.50)

CAP RATE **7.3%**

* In process of 1 year renewal at \$15.00 psf

* In negotiations with tenant for 1 months per year free rental

430 West Pike Street
 Lawrenceville, GA 30046
 4,600 RSF

Rent Roll

	Tenant	Square Footage	Term		Rent PSF	Monthly Rent	Annual Rent	CAM
Suite A	Vacant (Proforma)	2,100			\$19.00	\$ 3,325.00	\$ 39,900.00	\$2.96 psf
Suite B	Trendi Image Hair Salon	1,250	12/1/2017	11/30/2019	12.25	\$ 1,314.00	\$ 15,312.50	\$2.96 psf
Suite C	Paige Beni Photography	1,250	7/1/2018	8/31/2021	11.52	\$ 1,000.00	<u>\$ 14,400.00</u>	\$2.96 psf
							\$ 69,612.50	

CAM: \$2.96 PSF
 Escalation: 3%

- * In the process of 1 year renewal at \$15.00 PSF
- * In negotiations with tenant for 1 month per year free rental

Thursday, May 30, 2019

430 W Pike St, Lawrenceville, GA 30046-5005
Gwinnett County, GA parcel# R5144 035

Property Report

Location

Property Address	430 W Pike St Lawrenceville, GA 30046-5005
Subdivision	
County	Gwinnett County, GA

Current Owner

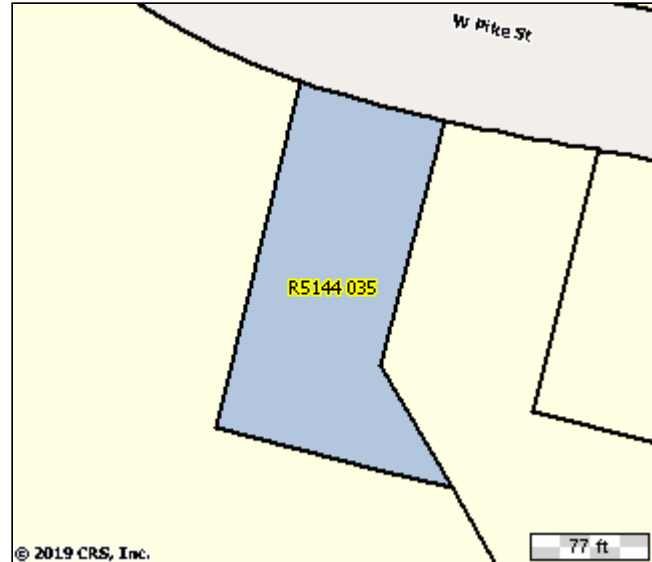
Name	Sahnis Enterprises Inc
Mailing Address	2210 Ronald Reagan Blvd Cumming, GA 30041-6024

Property Summary

Property Type	Commercial
Land Use	Retail-Single Occupancy
Improvement Type	General Retail
Square Feet	4601 sf

General Parcel Information

Parcel/Tax ID	R5144 035
Alternate Parcel ID	
Account Number	500682
District/Ward	06
2010 Census Trct/Blk	505.20/1
Assessor Roll Year	2018



Sales History through 05/22/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page or Document#
08/30/2018	\$510,000	Sahnis Enterprises Inc	Macdad Holdings Llc	Warranty Deed		56095/1068 2018-026015
04/15/2016	\$510,000	Macdad Holdings Llc	David E & Ann C Mell Llc			54238/549
05/23/2002	\$115,000	David E & Ann C Mell Llc	J & L Leasing Ltd			27580/135

Tax Assessment

Appraisals	Amount	Taxes	Amount
Assessment Year	2018	Tax Year	2018
Appraised Land	\$248,300	City Taxes	\$0
Appraised Improvements	\$362,700	County Taxes	\$0
Total Tax Appraisal	\$611,000	Total Taxes	\$8,538.11
Total Assessment	\$244,400	Exempt Amount	
		Exempt Reason	

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
3/27/2019	\$408,000	Sahnis Enterprises Inc	Signature Bank	56556/303

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	General Retail	Average-Good	4601	2002					1	
Building Square Feet (Living Space)					Building Square Feet (Other)					
First Story (Base)			4601							

Construction

Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall		Heat Type	
Structural Framing	Wood Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition
Paving			
Com Canopy - Go			

Property Characteristics: Lot

Land Use	Retail-Single Occupancy	Lot Dimensions	
Block/Lot		Lot Square Feet	24,829
Latitude/Longitude	33.957965°/-84.002212°	Acreage	0.57

Property Characteristics: Utilities/Area

Gas Source	Public	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	Bg-General Business	Special School District 2	
Owner Type			

Legal Description

Subdivision		Plat Book/Page	
Block/Lot		Description	Ga Hwy 120
District/Ward	06		

Fema Flood Zones

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13135C0088F	09/29/2006

Thursday, May 30, 2019

430 W Pike St, Lawrenceville, GA 30046-5005
Gwinnett County, GA parcel# R5144 035

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Information Deemed Reliable But Not Guaranteed.
Contact Us at (800) 374-7488 ext 3 for Help.

Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein.

CONDITIONAL USES:

SPECIAL USE:

Eating establishments that serve beer, wine and distilled spirits.

SPACE LIMITS:

Minimum lot area: 5,000 square feet.

Minimum width of lot: fifty (50) feet. Parking and landscaped areas may be included in this calculation.

Maximum height of building: twenty-five (25) feet, including roof signs and pylons.

Minimum front yard: fifty (50) feet.

Minimum rear yard: twenty (20) feet.

Minimum side yard: ten (10) feet.

Minimum side yard on street side of corner: twenty-five (25) feet. Twenty (20) feet of a required corner side yard adjacent to the building may be used for the parking of automobiles.

Maximum ground coverage: 70 percent (70%).

MISCELLANEOUS PROVISIONS:

Off-street parking and loading shall be provided for all uses established in this zone.

No business building shall be constructed on a zoning lot occupied by a residence.

PURPOSE: To provide for a wide range of retail and service establishments.

PRINCIPAL PERMITTED USES:

Retail and service stores of the following types, provided that all waste materials be kept within a sight-obscuring enclosure:

Animal hospitals or veterinary clinics*

Apparel stores

Automobile Brokers, office only, limit only two cars for sale on the property and they may not be on the property overnight. No advertising on the vehicle.

Automobile parking lot

Barber & beauty shop

Boarding or breeding kennel*

Book & stationery stores

Camera & photographic supply stores

Coin-operated laundries

Commercial greenhouses or plant nursery

Commercial outdoor recreational enterprises

Convalescent home

Hobby and craft shops.

Day-care nurseries & kindergartens

Drug stores

Dry-cleaning pickup

Dry-cleaning plants

Electrical supply stores

Existing wholesale & retail sales of lumber & building, plumbing & electrical materials

Farm & garden supply stores

Florists

Furniture, homes, furnishings equipment stores

Gasoline service stations which do not conduct any automotive repairs, body and fender work, or automobile painting and at which all used and waste materials are kept within a solid enclosure so that the contents are not visible from the street or highway.

General merchandise stores

Grocery stores

Gymnastics Academy

Indoor theaters & other indoor places of amusements

Jewelry stores

Lumber, hardware & other material establishments

Martial Arts Studio

Medical & dental laboratories

Newspaper & printing plants

Nursing Home

Offices of health service practitioners - physicians, dentists, chiropractors, etc.

Off-street parking lots & garages

Outdoor Carnivals, provided that the parcel has a minimum of five (5) acres, all structures, including overhang, must be set back a minimum of fifty (50) feet from the right of way and forty (40) feet from the common property lines, and the operator must have the following items approved by the Department of Planning, Zoning & Inspections: site plan showing the boundary survey, streets, overhead utilities and the location of amusements, as well as the duration of the carnival.

Paint, glass & wallpaper stores

Pet shops & dog grooming shops

Plant nursery & sales facilities

Plumbing & heating equipment dealers

Publishing & printing establishments

Radio & television studios

Real estate sales office.

Restaurants

Retail automobile parts & tire stores

Specialized non-degree schools

Sporting goods stores

Television, radio and small appliance repair.

Tool & Machine shops (less than 10,000 square feet), provided the establishment meets the following further imposed standards:

- (1) No outside storage is permitted;
- (2) All work shall be conducted inside of the establishment; and
- (3) No operation shall be carried on which involves noise in excess of the current standards promulgated by the Department of Housing and Urban Development. Noise levels shall be measured at the property line and noise in excess of prescribed levels shall be muffled so as not to be objectionable due to intermittence, frequency or shrillness.

Wholesale warehouses with no outdoor storage

- * No outside kennel

Any principal permitted use permitted in the BN District.

Any principal permitted use permitted in the OI District.

Other retail and service establishments which may be determined by the City Council, upon recommendation of the Planning Commission, to be similar to the above-listed principal permitted uses and which are in harmony with the purpose of this district, but not including those uses which are not mentioned in this district but are specifically enumerated in another district.

Public and quasi-public buildings.

Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.

Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Such buildings shall conform with all space limits of this district and shall be of such exterior design as to harmonize with nearby properties.

EXCLUDED USES:

The following uses are hereby declared incompatible with the purpose of the BG District and are hereby expressly excluded:

Mobile home subdivisions and mobile home parks.

Billboards and general advertising signs.

Drive-in theaters and drive-in food establishments.

Motel and motor hotels.

Taverns, bars and cocktail lounges.

Automobile wrecking operations, junk or salvage yards.

Dry-cleaning, laundry and dyeing plants employing over twenty (20) persons exclusive of drivers.

Any use not enumerated as permitted in this district, but which is specifically provided for in another district.

PERMITTED ACCESSORY USES:

Accessory uses for commercial development shall include those normally appurtenant to such development except as further specified herein.

Electronic Message Center signs meeting the requirements set forth in Article X, Section 10.5(C)(10)(x), provided that such signs are used and operated by a gasoline service station.

Outdoor storage of vending machines, boxes or other similar containers used to distribute food or beverage, newspapers, propane tanks, ice, videos or other similar consumer product, provided that the following requirements are met:

- (1) The vending machine is not greater than seven (7) feet in height or more than four (4) feet in width or depth and the number of vending machines, boxes or other similar containers shall not exceed one machine for each three thousand (3,000) square feet of building area and a maximum of three (3) machines, boxes or other similar containers per lot; and
- (2) The machines shall be located against and parallel to the building façade.

CONDITIONAL USES:

None.

SPECIAL USE:

¹New and Used Automobile and Pickup Sales Dealers, provided the following further imposed standards apply to new development:

- (1) Fifteen (15) foot landscaped buffer fronting street, except for existing uses.

Automobile Repair Shops, provided the establishment meets the following further imposed standards:

- (1) Automobile service bays are not permitted to face the street;
- (2) Fifteen (15) foot landscaped buffer fronting street;
- (3) Overnight parking is permitted in side and rear yard but the parking must be screened from view with minimum six (6) foot opaque fencing;

No work shall be conducted on the outside grounds of the establishment;

No metal building facades; and

Automobile Wash Service (Automatic Car Washes with Interior Detail Service), provided the establishment meets the following further imposed standards:

¹ An applicant for a special use permit under this section shall be a “Dealer” as defined in O. C. G.A. § 10-1-622 and the location shall be a “Dealership Facilities” as defined in the same section of the Georgia Code.

No metal building facades; and,

Pre-fabricated awning type structures are permitted.

Automobile Wash Service (Self-Service), provided the establishment meets the following further imposed standards:

No metal building facades; and,

Pre-fabricated awning type structures are not permitted.

Billiard Rooms

Communication Towers

Crematories

Drug Abuse Treatment Facility, provided the following criteria are met:

- (1) The Drug Abuse Treatment Facility must at all times be approved and properly licensed through the Georgia Department of Community Health;
- (2) No Drug Abuse Treatment Facility may be located within one thousand (1,000) feet of any residential property, measured from property line to property line;
- (3) No Drug Abuse Treatment Facility may be located within one thousand (1,000) feet of any other Drug Abuse Treatment Facility, measured from property line to property line; and
- (4) The Drug Abuse Treatment Facility must be located on a main thoroughfare.

Free-Standing Automated Teller Machine (ATM), provided the following standards are met:

- (1) Only one free-standing ATM may be installed per parcel;
- (2) The structure built to house the ATM shall be architecturally compatible with the primary structure and incorporate similar construction materials;
- (3) The structure shall not exceed a height of twelve (12) feet;
- (4) The structure shall be setback from any right-of-way at least as required by the BG zoning district;
- (5) The structure may not be installed in any required parking spaces;

- (6) A permanently installed trash receptacle shall be located within five (5) feet of the structure which shall be maintained by the property owner;
- (7) Installation shall not reduce any required or existing landscaping; and
- (8) All requirements of O.C.G.A. § 7-8-1 *et seq.* shall be met;
- (9) A marked and designated travel lane shall be provided with a landscape island buffer.

Funeral homes

Helicopter Landing Pads

Indoor Climate Controlled Storage Facility, provided the establishment meets the following further imposed standards:

- (5) Storage units shall not be used for manufacturing, retail or wholesale, office or other businesses or service use.
- (6) Storage units shall not be used for human habitation.
- (7) Access to all storage units shall be from the interior of the main building. No access to a storage unit shall lead directly to the exterior of the building.
- (8) Outdoor speakers or sound amplification systems shall be prohibited.
- (9) No outdoor storage of any types shall be allowed at the facility.
- (10) The facility shall provide adequate loading and unloading areas which shall be outside of all designated and required parking spaces, all travel lanes and all fire lanes.

Mobile Home Sales Lots, provided the establishment meets the following further imposed standards:

No mobile home sales lots are permitted within one hundred (100) feet of any residential property;

No lots smaller than twenty-five thousand (25,000) square feet;

All lots must have a permanent building made of brick, stone or wood frame of no less than one thousand (1000) square feet;

No metal building facades;

Fifteen (15) foot landscaped buffer fronting street; and,

Outdoor display of merchandise, goods or products offered for sale. In considering whether to grant or deny an application for a Special Use Permit for outdoor display, the City Council shall consider the following:

- (1) Whether the merchandise, goods or products offered for sale are of a type normally sold by the permitted business;
- (2) Whether the merchandise, goods or products offered for sale are of a type normally displayed and sold outside;
- (3) The location and manner of outdoor display on the property;
- (4) The impact the display may have on the visibility of any roadway or driveway as well as the impact on the flow of pedestrian traffic on sidewalks or walkways; and
- (5) Whether the outdoor display will create visual clutter and be aesthetically unpleasing.

Outdoor storage of items, equipment, materials and supplies which are not offered for sale but which are normally appurtenant to a permitted use. In considering whether to grant or deny an application for a Special Use Permit for outdoor storage, the City Council shall consider the following:

- (1) The type of items and materials to be stored; provided, however, that under no circumstances shall an owner or occupant of any property store or be permitted to store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any parts thereof, outdoors;
- (2) The location and area of proposed outdoor storage on the property;
- (3) The characteristics of surrounding properties; and
- (4) Fencing or other screening to be used to reduce or eliminate visibility of the outdoor storage.

Outdoor theaters

Parking of Commercial Vehicles (Tractor and/or Trailer)

Small Financial Institutions, provided the establishment meets the following further imposed standards:

The use shall be permitted only on a parcel of land which has direct access to a major thoroughfare;

The establishment shall not be permitted within one thousand (1,000) feet of an existing small financial institution;

The establishment may not be within one hundred (100) feet of any residential property; and,

Transportation Rental – Passenger Vehicle

Transportation Rental – Commercial Vehicle

Used Car Sales Lots, provided the establishment meets the following further imposed standards:

No used car lots are permitted within one hundred (100) feet of any residential property;

No lots smaller than twenty-five thousand (25,000) square feet;

All lots must have a permanent building made of brick, stone or wood frame of no less than one thousand (1000) square feet;

No metal building facades;

Fifteen (15) foot landscaped buffer fronting street.

SPACE LIMITS:

Minimum lot area: For business none. Residential structures shall conform with the provisions of the RM District, except as may be modified by the Board of Appeals in accordance with the conditional use provisions of that district.

Minimum lot width: None for business.

Maximum height of building: thirty-five (35) feet.

Minimum front yard: fifty (50) feet.

Minimum rear yard: ten (10) feet, but forty (40) feet when abutting a residential district.

Minimum side yard: ten (10) feet.

Minimum side yard on street side of corner: twenty-five (25) feet.

Maximum ground coverage including accessory buildings, loading docks, incinerators and devices: ninety-five percent (95%).

MISCELLANEOUS PROVISIONS:

Off-street parking and loading shall be provided for all uses established in this district.

Only one (1) building used for a dwelling shall be permitted on one (1) lot except as otherwise provided herein.

Contractor's offices' conditions are:

- (1) Maximum building size 10,000 sq. ft.
- (2) Storage space in each unit not to exceed seventy percent (70%).
- (3) Brick facades required for the following:
 - (a) front façade;
 - (b) façade that faces a street; and,
 - (c) façade that faces a residentially zoned property.

^{18 45 50}Section 7.10 (BGC) CENTRAL GENERAL BUSINESS DISTRICT

PURPOSE: This district is designed to provide a general business district which will take into account the special characteristics of the Central Business District of the City.

PRINCIPAL PERMITTED USES:

Any principal permitted use permitted in the BG district.

Any principal permitted use permitted in the OI District.

Apartment houses, apartment hotels and mixed business and apartment buildings constructed to standards of the RM District.

PERMITTED ACCESSORY USES:

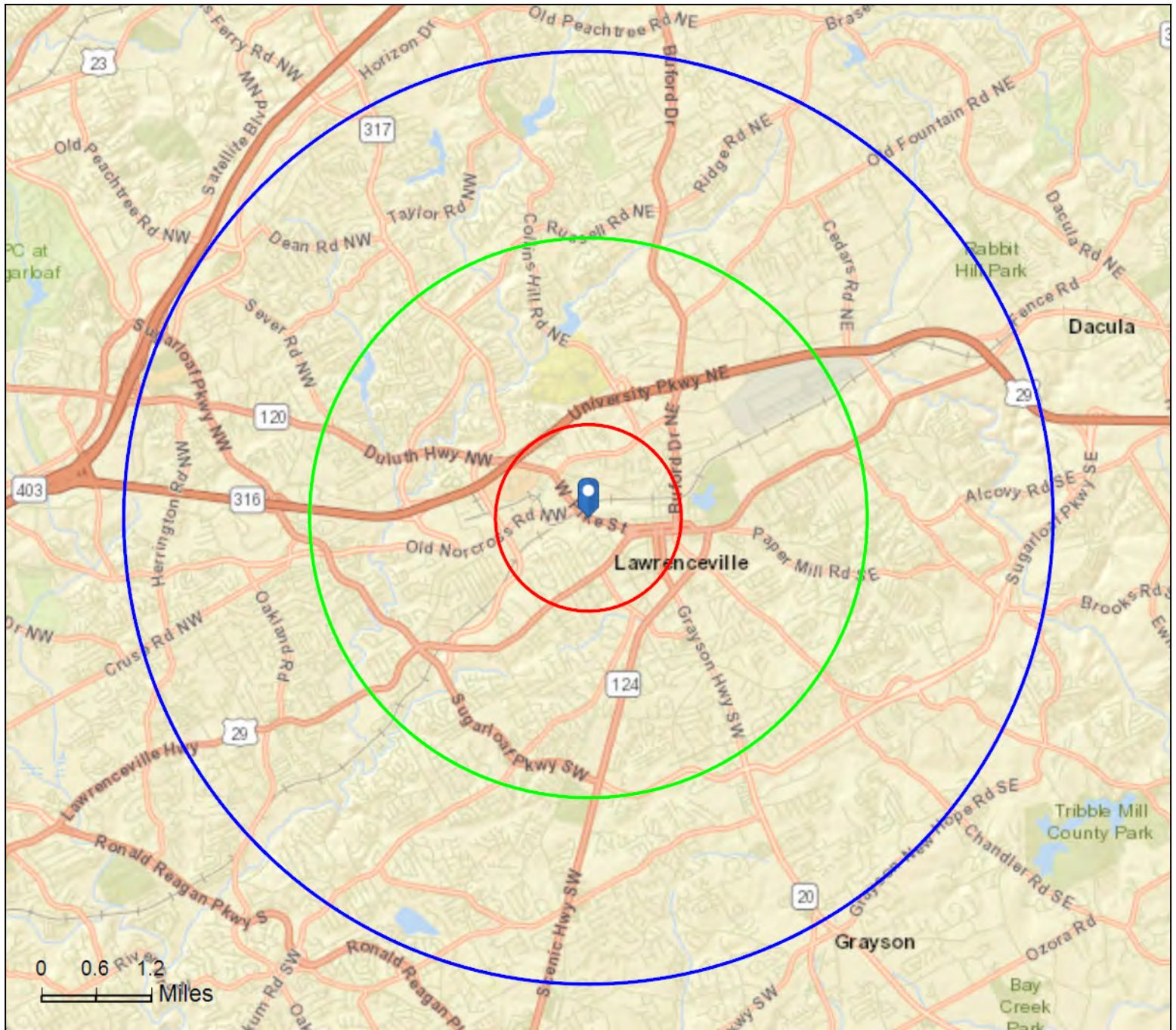
Any permitted accessory use allowed in the BG District.

CONDITIONAL USES:

Gasoline service stations.

430 W Pike St, Lawrenceville, Georgia, 30046
Rings: 1, 3, 5 mile radii

Site Details Map
Latitude: 33.95842
Longitude: -84.00208



This site is located in:

City: Lawrenceville
County: Gwinnett County
State: Georgia
ZIP Code: 30046
Census Tract: 13135050520
Census Block Group: 131350505201
CBSA: Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area



Demographic and Income Profile

430 W Pike St, Lawrenceville, Georgia, 30046
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.95842
 Longitude: -84.00208

Summary	Census 2010	2019	2024
Population	4,881	5,116	5,314
Households	1,982	2,079	2,161
Families	1,198	1,228	1,267
Average Household Size	2.43	2.43	2.43
Owner Occupied Housing Units	545	537	581
Renter Occupied Housing Units	1,437	1,541	1,580
Median Age	31.9	32.6	33.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.76%	1.10%	0.77%
Households	0.78%	1.09%	0.75%
Families	0.63%	1.01%	0.68%
Owner HHs	1.59%	1.41%	0.92%
Median Household Income	3.58%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	315	15.2%	245	11.3%
\$15,000 - \$24,999	268	12.9%	237	11.0%
\$25,000 - \$34,999	283	13.6%	260	12.0%
\$35,000 - \$49,999	338	16.3%	348	16.1%
\$50,000 - \$74,999	460	22.1%	525	24.3%
\$75,000 - \$99,999	189	9.1%	240	11.1%
\$100,000 - \$149,999	118	5.7%	165	7.6%
\$150,000 - \$199,999	65	3.1%	87	4.0%
\$200,000+	44	2.1%	53	2.5%
Median Household Income	\$41,448		\$49,414	
Average Household Income	\$56,054		\$65,346	
Per Capita Income	\$22,921		\$26,654	

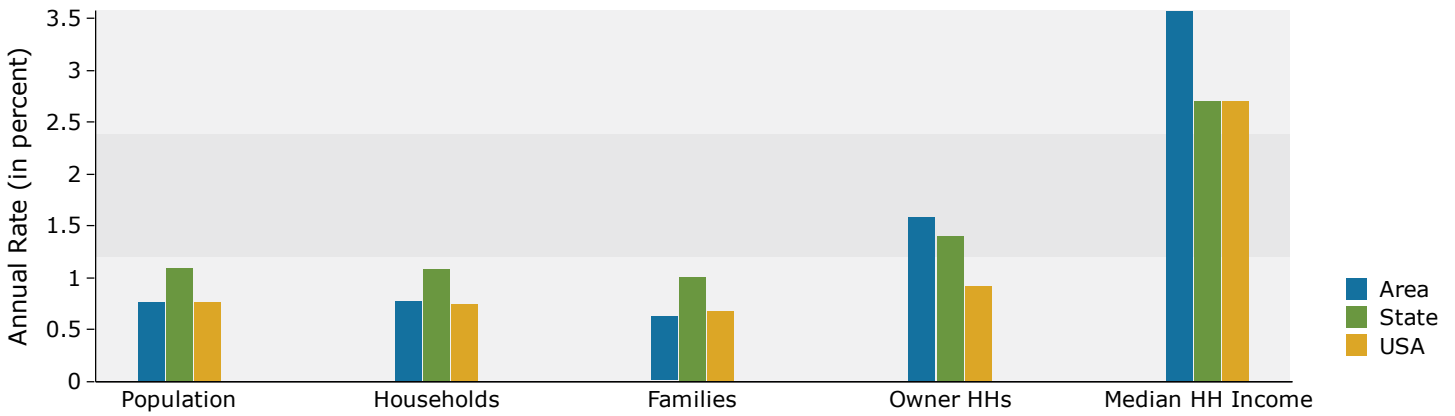
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	438	9.0%	430	8.4%	451	8.5%
5 - 9	389	8.0%	386	7.5%	392	7.4%
10 - 14	322	6.6%	323	6.3%	327	6.2%
15 - 19	349	7.2%	312	6.1%	329	6.2%
20 - 24	361	7.4%	387	7.6%	395	7.4%
25 - 34	824	16.9%	922	18.0%	949	17.9%
35 - 44	647	13.3%	649	12.7%	679	12.8%
45 - 54	588	12.0%	559	10.9%	558	10.5%
55 - 64	443	9.1%	473	9.2%	460	8.7%
65 - 74	241	4.9%	359	7.0%	401	7.5%
75 - 84	195	4.0%	209	4.1%	264	5.0%
85+	84	1.7%	107	2.1%	110	2.1%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,338	47.9%	2,000	39.1%	1,827	34.4%
Black Alone	1,671	34.2%	2,102	41.1%	2,409	45.3%
American Indian Alone	28	0.6%	26	0.5%	24	0.5%
Asian Alone	146	3.0%	196	3.8%	228	4.3%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	538	11.0%	592	11.6%	601	11.3%
Two or More Races	158	3.2%	199	3.9%	223	4.2%
Hispanic Origin (Any Race)	1,064	21.8%	1,199	23.4%	1,269	23.9%

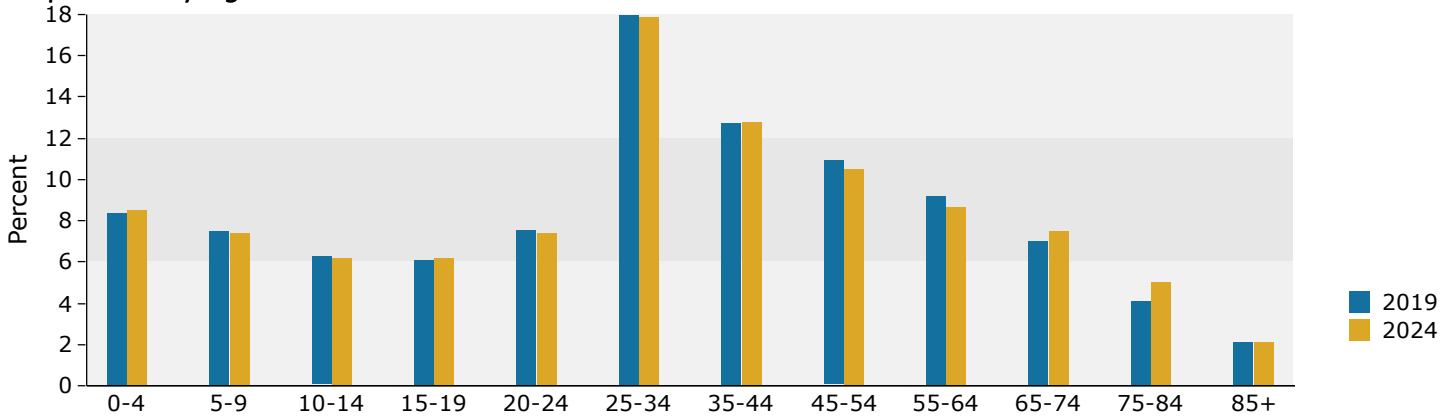
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

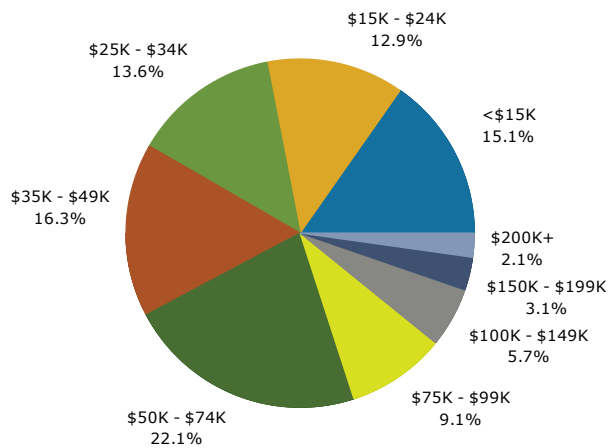
Trends 2019-2024



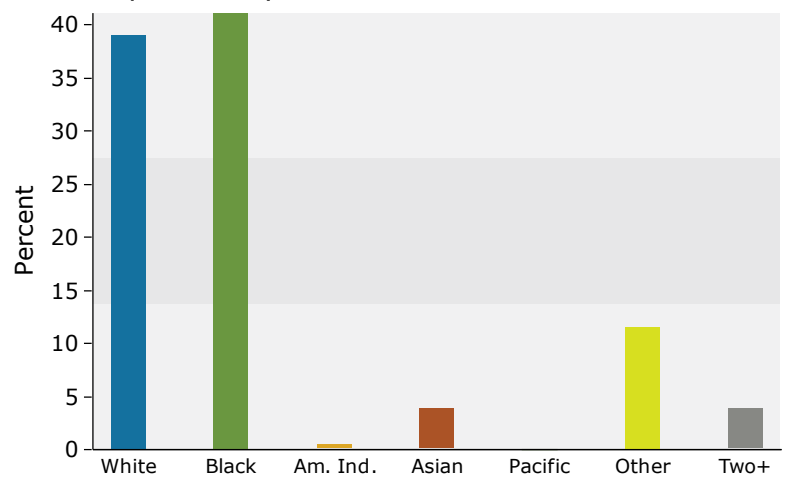
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.4%



Demographic and Income Profile

430 W Pike St, Lawrenceville, Georgia, 30046
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.95842
 Longitude: -84.00208

Summary	Census 2010	2019	2024
Population	70,808	77,150	82,203
Households	23,124	25,337	26,964
Families	16,695	18,055	19,128
Average Household Size	2.96	2.96	2.97
Owner Occupied Housing Units	14,160	15,412	16,697
Renter Occupied Housing Units	8,964	9,926	10,267
Median Age	32.2	33.4	33.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.28%	1.10%	0.77%
Households	1.25%	1.09%	0.75%
Families	1.16%	1.01%	0.68%
Owner HHs	1.61%	1.41%	0.92%
Median Household Income	2.71%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,980	7.8%	1,539	5.7%
\$15,000 - \$24,999	1,828	7.2%	1,589	5.9%
\$25,000 - \$34,999	2,635	10.4%	2,367	8.8%
\$35,000 - \$49,999	3,442	13.6%	3,359	12.5%
\$50,000 - \$74,999	5,488	21.7%	5,693	21.1%
\$75,000 - \$99,999	4,088	16.1%	4,681	17.4%
\$100,000 - \$149,999	3,730	14.7%	4,826	17.9%
\$150,000 - \$199,999	1,219	4.8%	1,759	6.5%
\$200,000+	927	3.7%	1,151	4.3%
Median Household Income	\$60,074		\$68,654	
Average Household Income	\$76,144		\$87,177	
Per Capita Income	\$25,428		\$29,094	

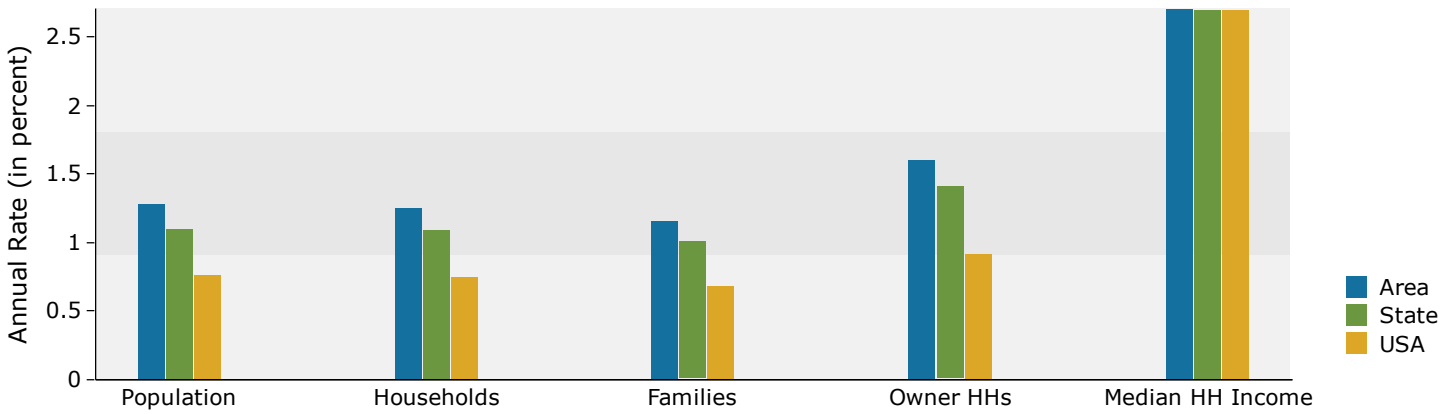
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,513	7.8%	5,488	7.1%	5,943	7.2%
5 - 9	5,747	8.1%	5,451	7.1%	5,748	7.0%
10 - 14	5,615	7.9%	5,384	7.0%	5,714	7.0%
15 - 19	5,342	7.5%	5,331	6.9%	5,500	6.7%
20 - 24	5,013	7.1%	5,937	7.7%	6,083	7.4%
25 - 34	11,310	16.0%	12,840	16.6%	14,227	17.3%
35 - 44	11,435	16.1%	10,786	14.0%	11,656	14.2%
45 - 54	9,853	13.9%	10,218	13.2%	9,905	12.0%
55 - 64	6,188	8.7%	8,270	10.7%	8,403	10.2%
65 - 74	2,633	3.7%	4,807	6.2%	5,713	6.9%
75 - 84	1,560	2.2%	1,889	2.4%	2,514	3.1%
85+	597	0.8%	749	1.0%	799	1.0%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,271	48.4%	30,160	39.1%	28,144	34.2%
Black Alone	21,451	30.3%	28,206	36.6%	33,189	40.4%
American Indian Alone	364	0.5%	346	0.4%	332	0.4%
Asian Alone	5,915	8.4%	7,706	10.0%	8,871	10.8%
Pacific Islander Alone	34	0.0%	34	0.0%	34	0.0%
Some Other Race Alone	6,326	8.9%	7,480	9.7%	7,908	9.6%
Two or More Races	2,447	3.5%	3,217	4.2%	3,724	4.5%
Hispanic Origin (Any Race)	15,282	21.6%	18,053	23.4%	19,703	24.0%

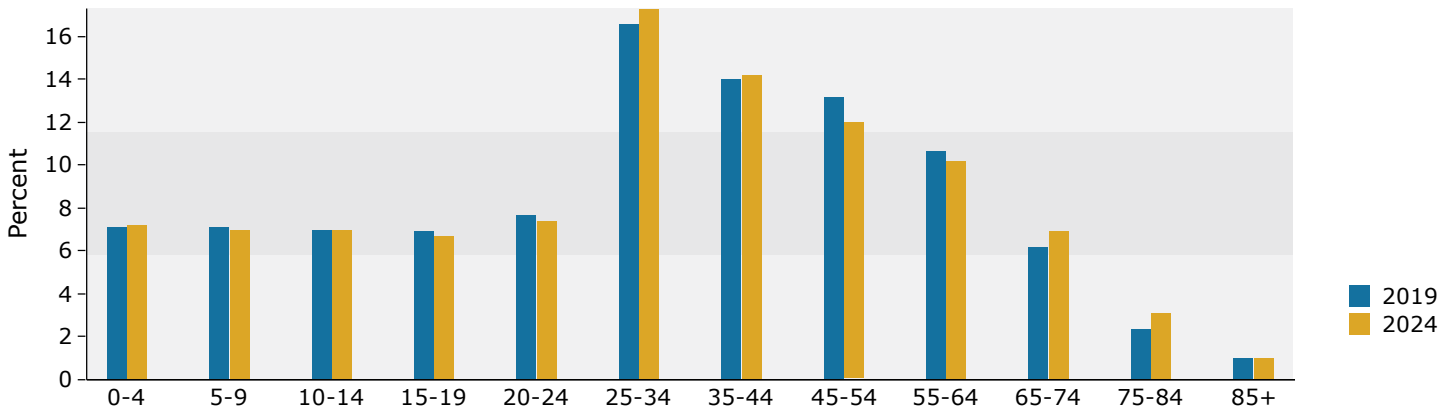
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

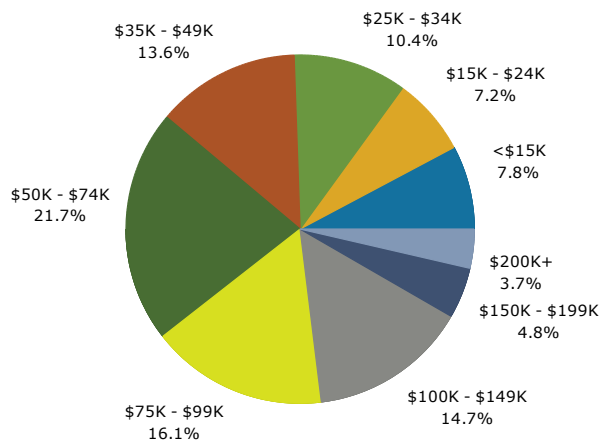
Trends 2019-2024



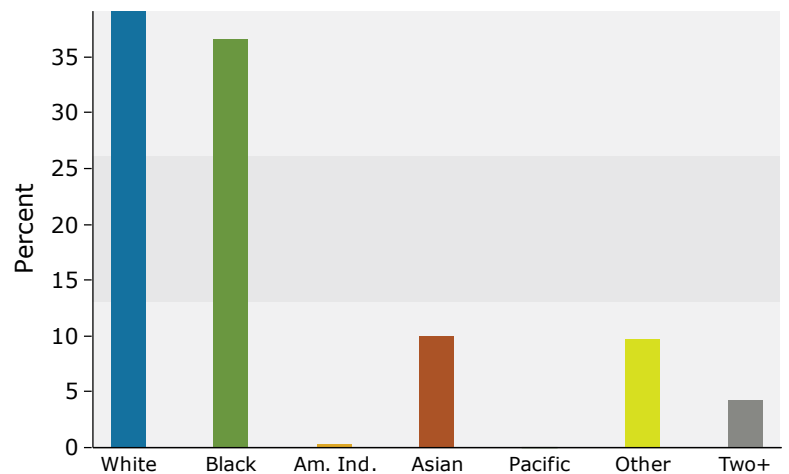
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Profile

430 W Pike St, Lawrenceville, Georgia, 30046
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.95842
 Longitude: -84.00208

Summary	Census 2010	2019	2024
Population	186,503	210,939	227,472
Households	60,231	68,205	73,486
Families	46,784	52,399	56,235
Average Household Size	3.04	3.05	3.05
Owner Occupied Housing Units	44,622	50,167	54,913
Renter Occupied Housing Units	15,609	18,038	18,573
Median Age	33.6	34.9	35.2
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.52%	1.10%	0.77%
Households	1.50%	1.09%	0.75%
Families	1.42%	1.01%	0.68%
Owner HHs	1.82%	1.41%	0.92%
Median Household Income	2.15%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	4,057	5.9%	3,244	4.4%
\$15,000 - \$24,999	3,650	5.4%	3,250	4.4%
\$25,000 - \$34,999	5,490	8.0%	5,011	6.8%
\$35,000 - \$49,999	8,247	12.1%	7,965	10.8%
\$50,000 - \$74,999	13,824	20.3%	14,081	19.2%
\$75,000 - \$99,999	10,922	16.0%	12,173	16.6%
\$100,000 - \$149,999	12,470	18.3%	15,474	21.1%
\$150,000 - \$199,999	4,984	7.3%	6,751	9.2%
\$200,000+	4,561	6.7%	5,539	7.5%
Median Household Income	\$72,042		\$80,112	
Average Household Income	\$91,906		\$103,395	
Per Capita Income	\$29,754		\$33,429	

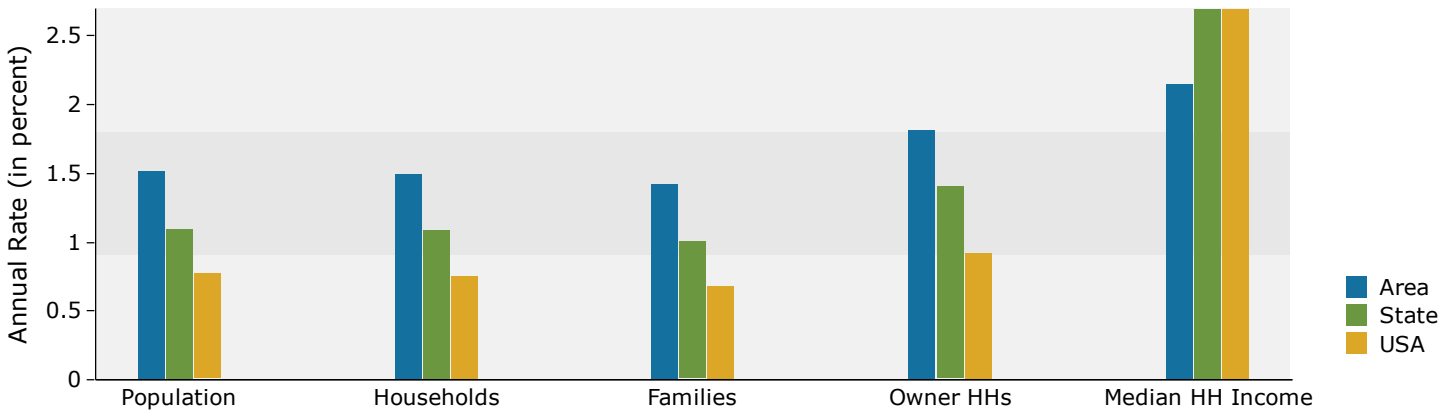
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,485	7.2%	13,969	6.6%	15,349	6.7%
5 - 9	15,249	8.2%	14,658	6.9%	15,521	6.8%
10 - 14	15,797	8.5%	15,249	7.2%	16,049	7.1%
15 - 19	15,027	8.1%	14,633	6.9%	14,997	6.6%
20 - 24	11,607	6.2%	14,125	6.7%	13,753	6.0%
25 - 34	25,924	13.9%	33,220	15.7%	37,164	16.3%
35 - 44	30,500	16.4%	29,307	13.9%	33,917	14.9%
45 - 54	29,450	15.8%	29,596	14.0%	28,172	12.4%
55 - 64	17,619	9.4%	25,696	12.2%	26,087	11.5%
65 - 74	7,160	3.8%	13,934	6.6%	17,564	7.7%
75 - 84	3,551	1.9%	4,956	2.3%	7,067	3.1%
85+	1,136	0.6%	1,598	0.8%	1,831	0.8%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	96,846	51.9%	89,203	42.3%	84,360	37.1%
Black Alone	49,196	26.4%	68,191	32.3%	81,947	36.0%
American Indian Alone	848	0.5%	829	0.4%	805	0.4%
Asian Alone	19,373	10.4%	27,096	12.8%	32,079	14.1%
Pacific Islander Alone	70	0.0%	72	0.0%	72	0.0%
Some Other Race Alone	14,122	7.6%	17,142	8.1%	18,254	8.0%
Two or More Races	6,049	3.2%	8,406	4.0%	9,954	4.4%
Hispanic Origin (Any Race)	35,512	19.0%	43,258	20.5%	47,784	21.0%

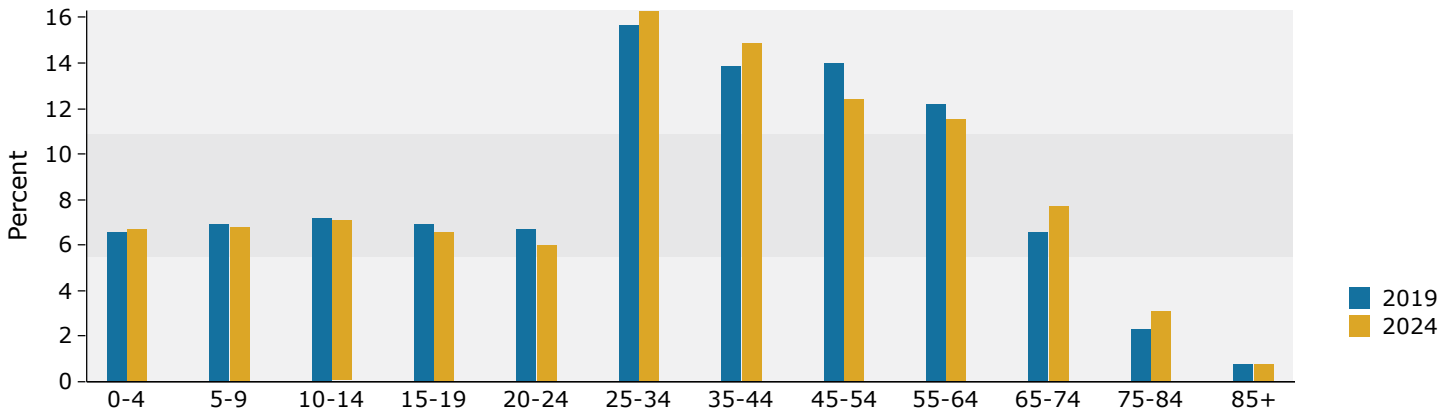
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

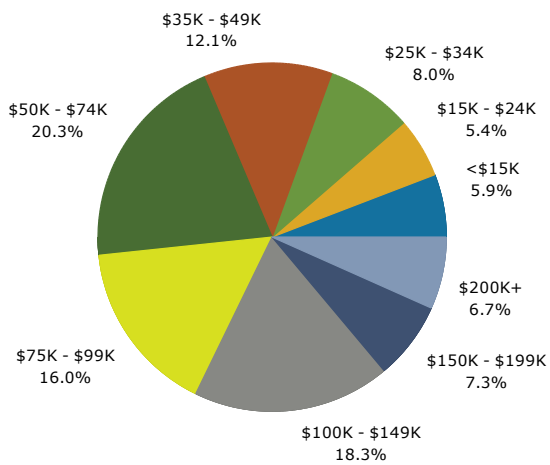
Trends 2019-2024



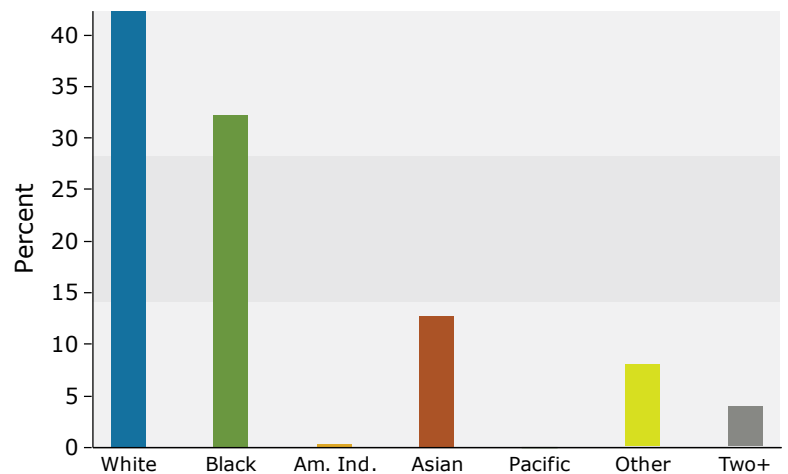
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 20.5%