

# RETAIL/OFFICE FOR SALE

252 West Crogan Street | Lawrenceville | GA | 30046



Contact

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If you're looking for visibility in downtown Lawrenceville, this is it! Just off the square, the building is ready for a little work to turn it into a great retail or office location. With 49 feet of frontage on busy West Crogan Street, your business will be seen by over 20,000 people a day and make a strong statement. Plus the rear access to Pike Street and a public parking lot make for ease of use. With its convenient location and high visibility, this building is a rare find!

- Stand-alone building
- High visibility
- Interior ready for build-out
- Access to two streets
- Vibrant retail cluster
- Daily traffic count 20,060

**This opportunity won't last!**

**Excellent exposure**  
**Street front retail**  
**49 feet of frontage**  
**Daily traffic 20,060**

**1,746 sq. ft.**  
**0.17 acre lot**

**Direct access to**  
**county-owned**  
**parking with 120+**  
**spaces**

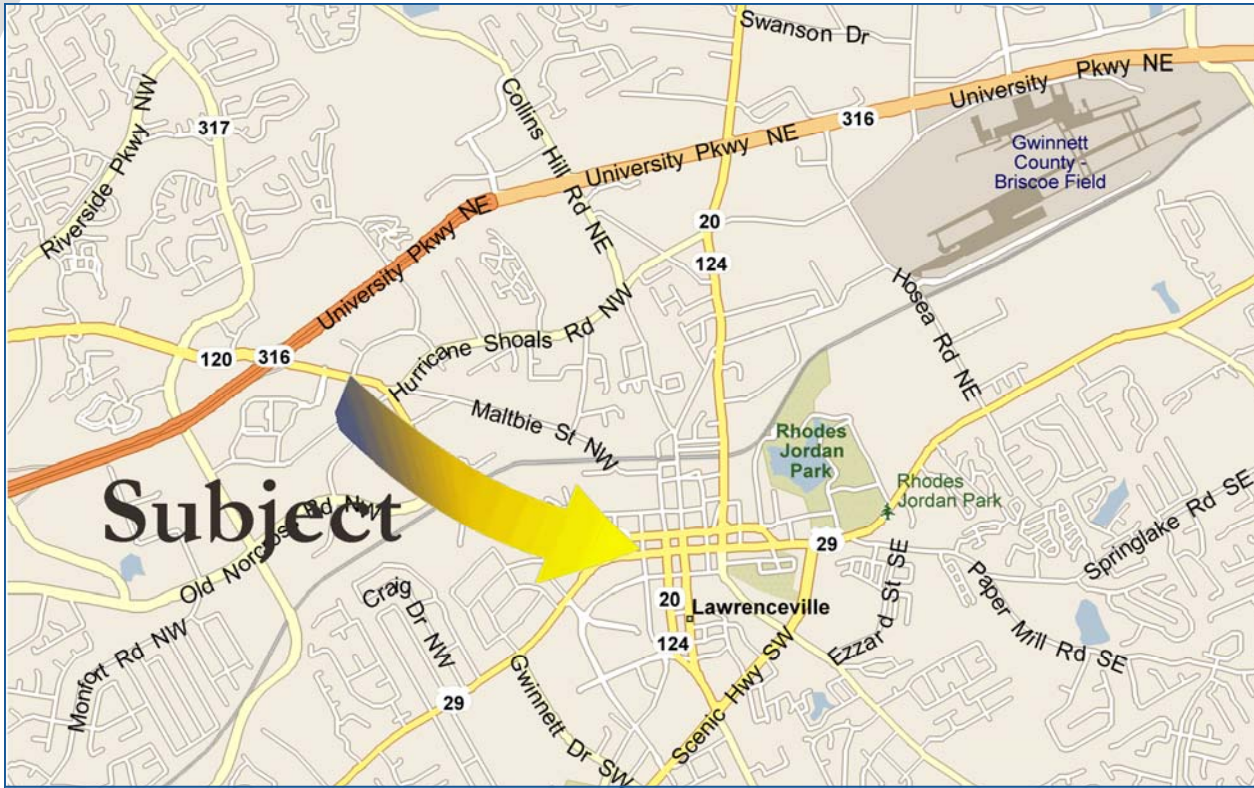
**\$125,000**  
**\$71.60 per sq. ft.**

**Zoned**  
**Central General Business**  
**City of Lawrenceville**

*Information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.*



# 252 West Crogan Street | Lawrenceville | GA | 30046



Convenient, downtown Lawrenceville location with excellent access to GA 316 and Briscoe Field



Part of vibrant downtown Lawrenceville's active business and nightlife center