

# RIVER EXCHANGE

2100 & 2160 Riverside Parkway, Lawrenceville, GA 30043



## PROPERTY HIGHLIGHTS

- » 264,011 SF retail center anchored by Kroger on major artery in Gwinnett County
- » Excellent visibility on GA Hwy 120 (Duluth Hwy) and easy access to GA Hwy 316 via Riverside Parkway
- » Located approximately 2 miles from Gwinnett Medical Center, many medical & office parks, three schools, Home Depot, Target, Marshall's, Hobby Lobby, AMC Theatres

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
	11,433	75,684	206,022
	\$78,604	\$86,563	\$85,525
	24,300 AADT (HWY 120) 14,900 AADT (Riverside Parkway)		



SUITE	TENANT	SF
101-102	OneMain Financial	2,600
103	Caribbean Grill	1,956
104A	AVAILABLE	4,000
104B	Sportsline Bar & Grill	6,000
105 A-B	Subway	1,354
105C	OK Shoe Repair	533
106-107	Golden Palace Chinese Rest.	2,600
108	Wood Eye Care	1,300
109A	Luxury Nail Spa	4,000
109B	Top Beauty Supply	6,000
110	Riverside Pizza	1,300
111A	Metro PCS	1,300
111B	First Franklin Financial	2,600
114	Kroger	63,986
115	Nail Lifetime	1,300
116	Versatile Barbers	1,167
116A	Glamour Threading	1,167
117	Cloud 9 Smoke & Vape	1,186
118	Instant Imprints	1,300
119A	Gracie Barra Jiu-Jitsu	4,700
119B	Cajun Seafood	3,300
120-122	Furniture Land	5,547
123	AVAILABLE	10,954
123A	Restore - Habitat for Humanity	21,536
123B	CitiTrends	12,825
123C	Farmers Home Furniture	16,452
124	CATO	3,935
126	Hertz/Penske	1,474
127	Allied Logistics Planners	1,300
128	Mail & Business	1,300
130	Griffith Dental	3,771
131	Goodwill	36,540
132	AVAILABLE	8,350
133	AVAILABLE	4,000
134-135	DD Discount	15,578
136-138	Samurai Blue	6,800
<b>TOTAL</b>		<b>264,011</b>

LEASED  
 AVAILABLE

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