

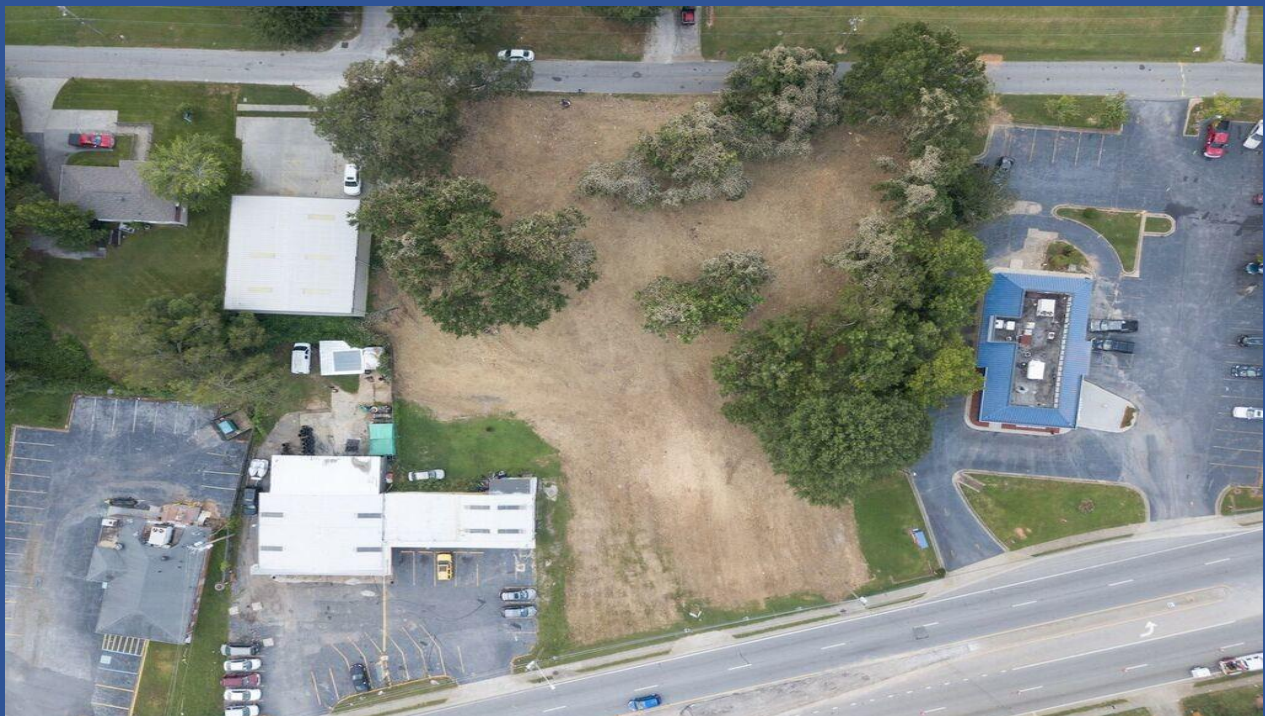
Exclusively Presented by: Schair and Associates, Inc.  
5592 Cool Springs Road – Gainesville, GA 30506  
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793  
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# FOR SALE LAND

317 Phillips Street – Lawrenceville, GA 30046

## Potential C-Store Site



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## Executive Summary

Property Type: COMMERCIAL VACANT LAND

Property Location: 317 Phillip Street – Lawrenceville, GA 30046

Size: 1± Acres of Land

Legal Description: R5142 036 / Deed Acres 0.5000  
R5142 037 / Deed Acres 0.4500

Frontage/Access: Scenic Highway and Phillips Street

Traffic Count: 21,320 on Scenic Highway and Phillips Street SW

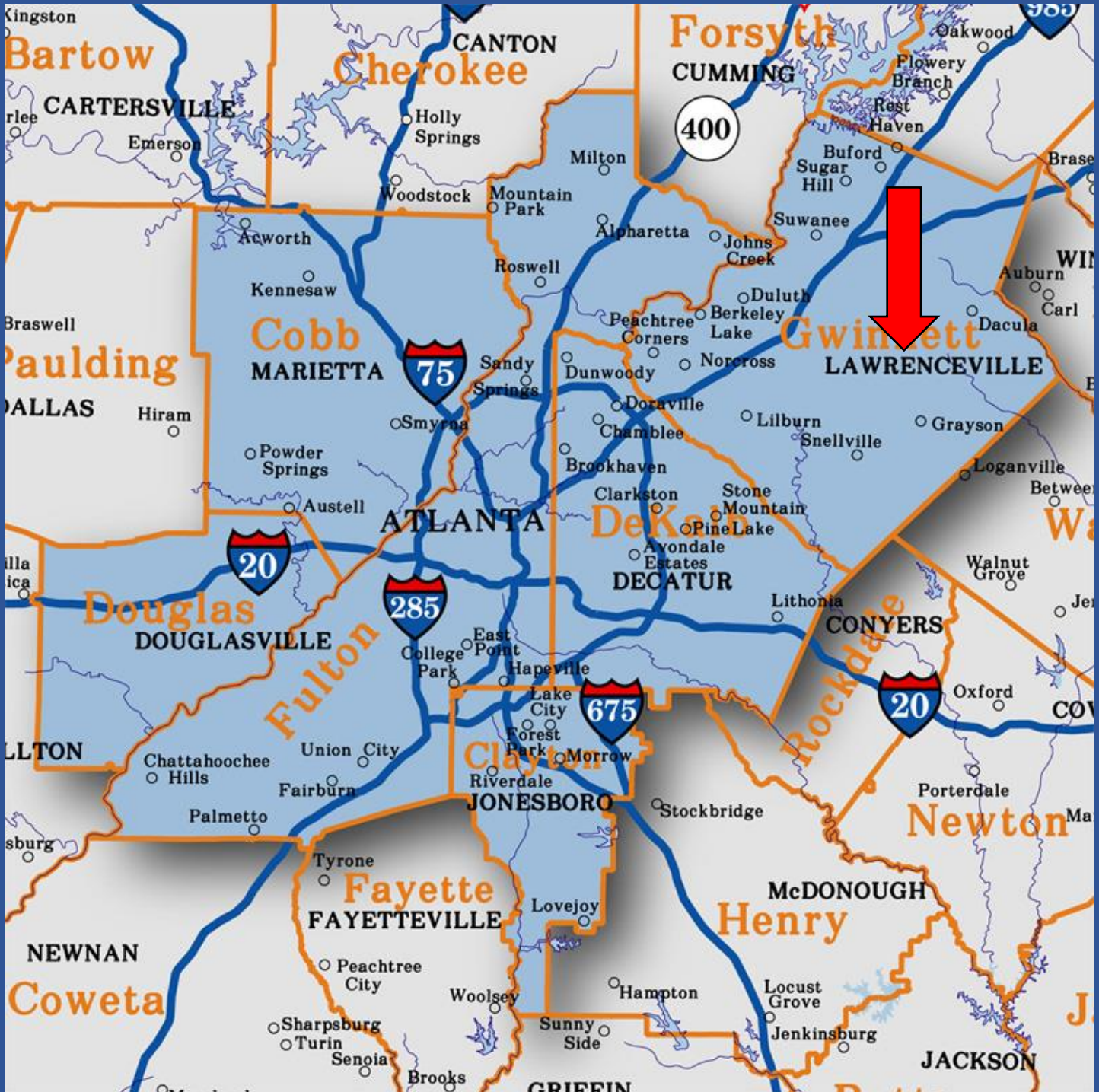
Price: **\$750,000.00**

Usage: This property has been approved to be a Gas Station C-Store by the City of Lawrenceville. Also suitable for Car Wash or other Commercial Uses.



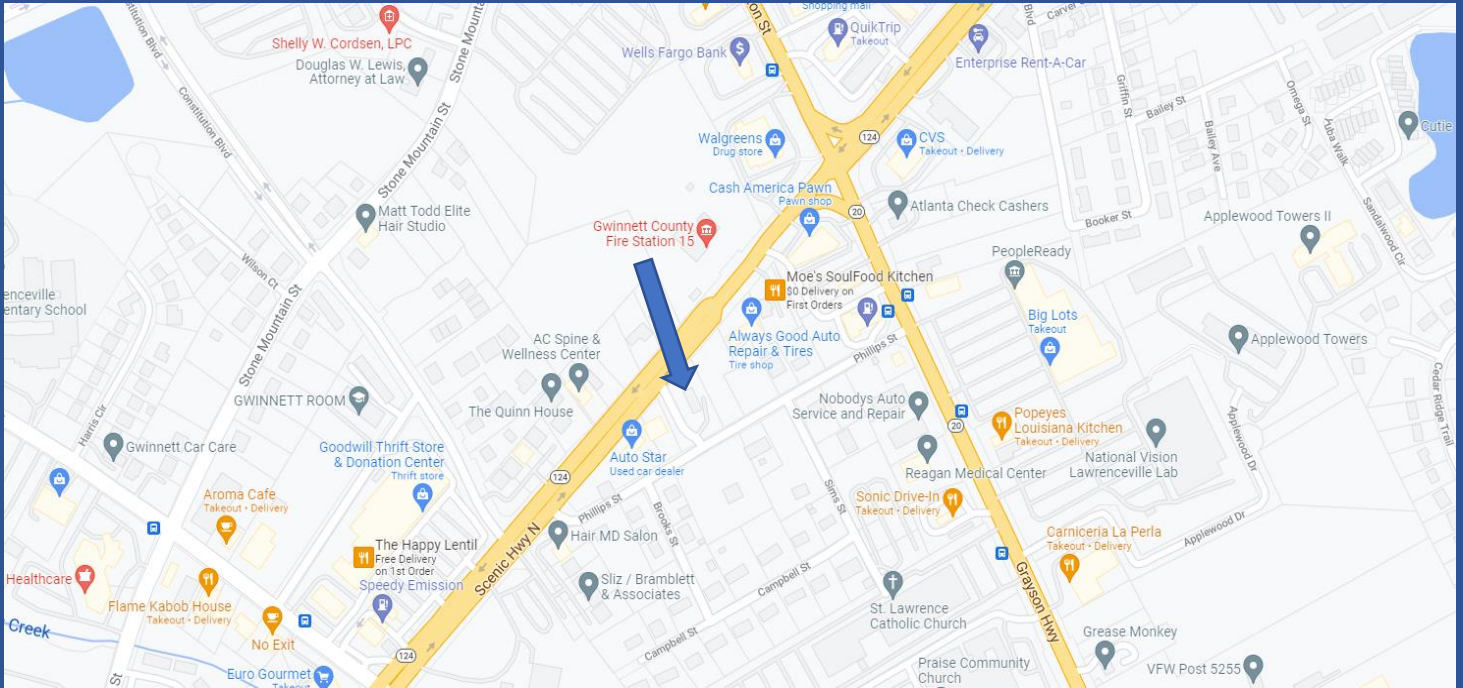
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## METRO ATLANTA MAP



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## Local Map



## Area Map



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## OVERALL SITE PLAN

es **Property Report**

Property ID	R5142 036
Alternate ID	496138
Address	317 PHILLIPS ST
Property Class	Commercial Vacant Land
Neighborhood	9510
Deed Acres	0.5000

GIS Map

es **Property Report**

Property ID	R5142 037
Alternate ID	496146
Address	PHILLIPS ST
Property Class	Commercial Vacant Land
Neighborhood	9510
Deed Acres	0.4500

GIS Map

