



Retail/Office Space in Highly Visible Location

1,571 SF RETAIL/OFFICE SPACE

\$20 PSF/YR \$3.95PSF/YR TICAM ESTIMATE

4271 LAWRENCEVILLE HWY LILBURN, GA 30047

EXECUTIVE OVERVIEW



\$20/PSF/YR/NNN

\$3.95 PSF/YR TICAM ESTIMATE

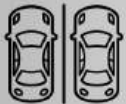
TOTAL RENTS/MONTH \$3135.45



1,571 SF



HIGH TRAFFIC/HIGHLY VISIBLE LOCATION



ONSITE PARKING

4271 Lawrenceville Hwy is a 6,872 SF neighborhood strip center located along Hwy 29 in Lilburn, GA.

Built in 1984, the center features 3 units with on-site parking and ~100' of frontage facing Hwy 29. Access is via right in/right out drive way onto Hwy 29 with 0.3 miles to a median break or 0.4 miles to the intersection of Hwy 29 and Beaver Run Rd.

Currently available for lease is Unit C. In use as office space, it features 1,571 SF with a large reception area, a private office, a breakroom and a restroom. Interior walls are white and flooring is a combination of LVP and tile. There is a drive up window on the exterior wall that has been covered up but could be accessed if needed. The property is zoned Commercial and neighboring tenants include The Braid Bar and Titlemax.







SITE PLAN



BUILDING PLAN



LOCATION

Walmart



Luxomni Rd N



BenchMark
PHYSICAL THERAPY

FIREHOUSE
SUBS



AutoZone



BEAVER RUIN
VILLAGE

Beaver Ruin Rd.

Arcado Rd. NW



Lawrenceville Rd.

WELLS
FARGO

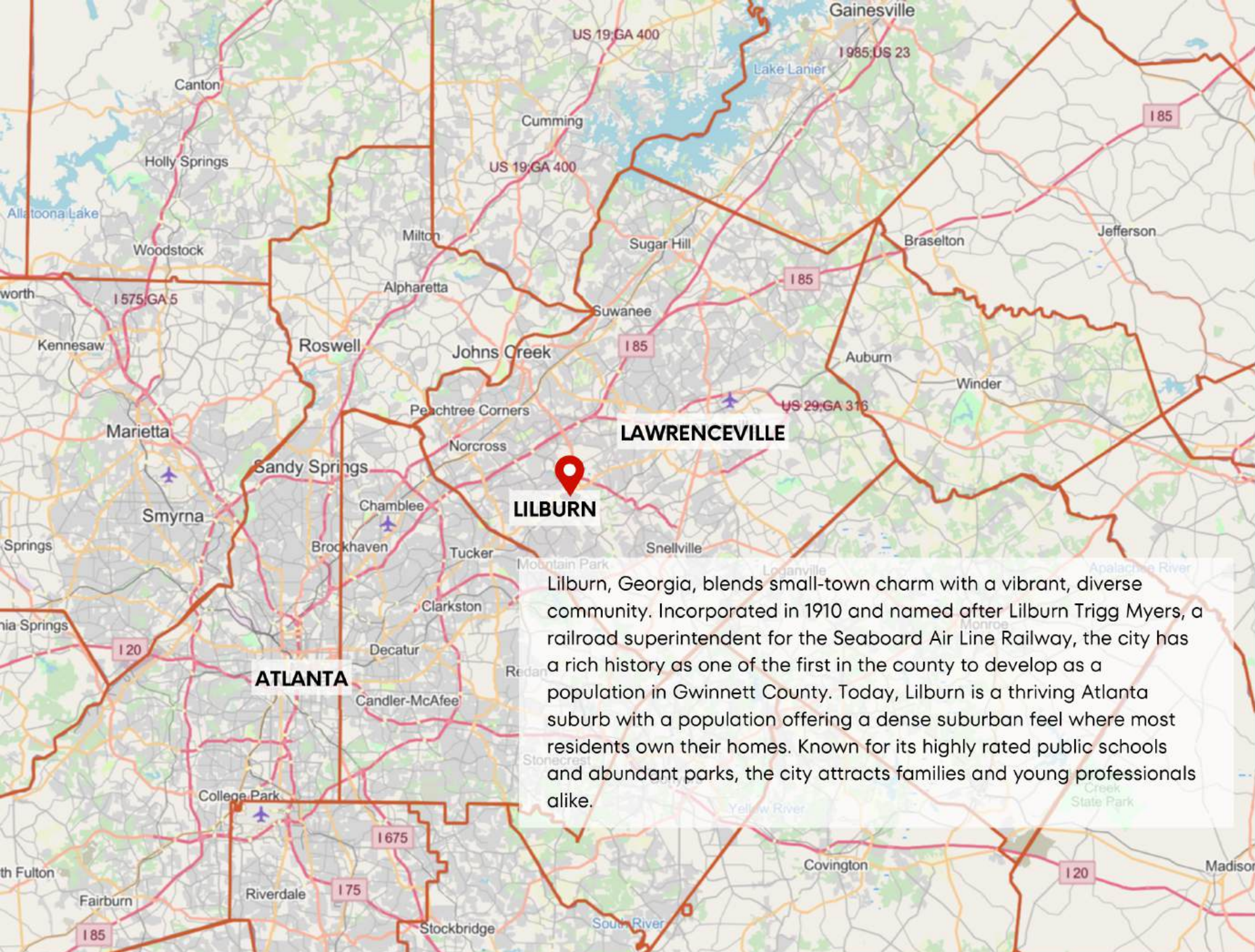


Firestone
COMPLETE AUTO CARE

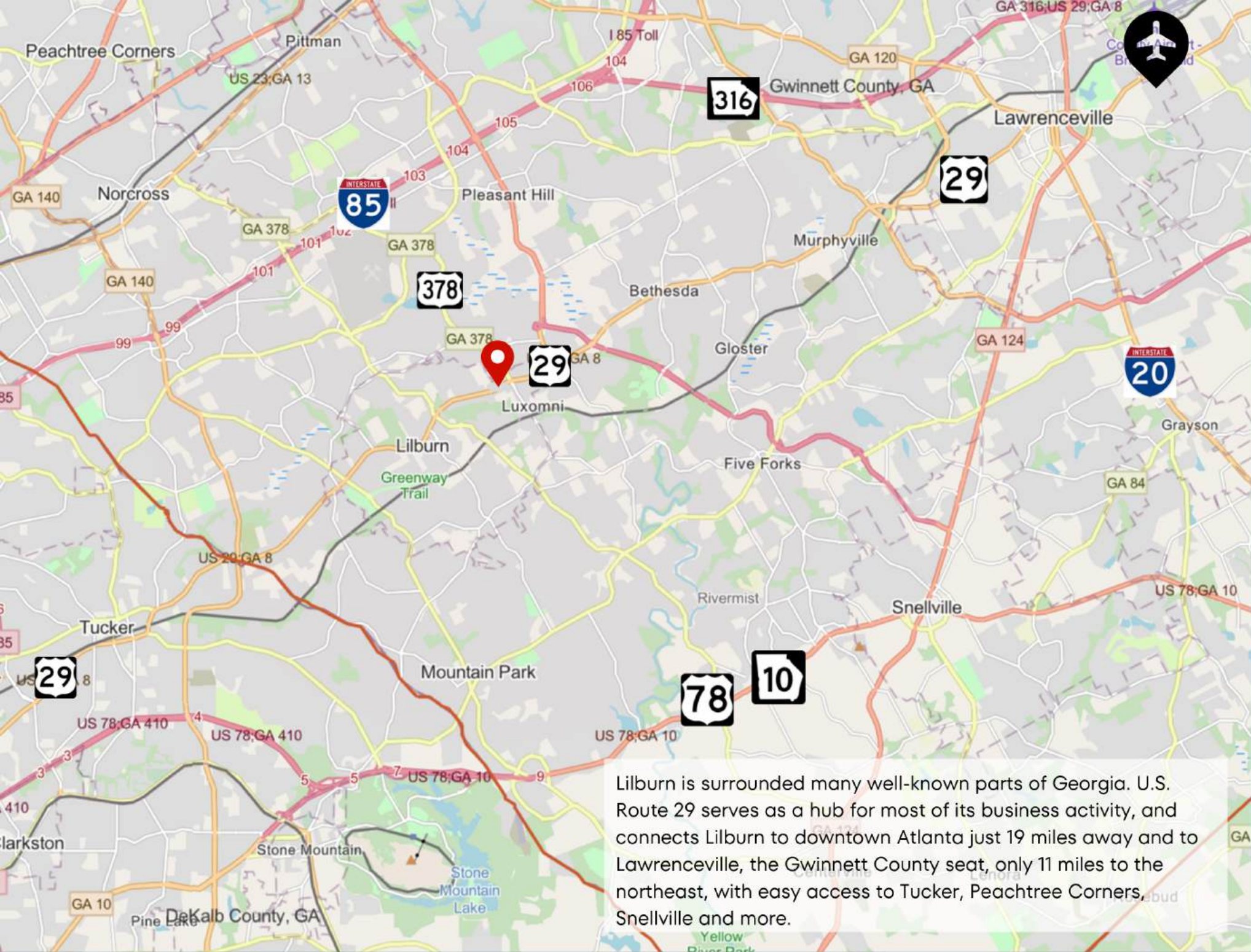
Dogwood Dr NW



ay NW



Lilburn, Georgia, blends small-town charm with a vibrant, diverse community. Incorporated in 1910 and named after Lilburn Trigg Myers, a railroad superintendent for the Seaboard Air Line Railway, the city has a rich history as one of the first in the county to develop as a population in Gwinnett County. Today, Lilburn is a thriving Atlanta suburb with a population offering a dense suburban feel where most residents own their homes. Known for its highly rated public schools and abundant parks, the city attracts families and young professionals alike.



Lilburn is surrounded many well-known parts of Georgia. U.S. Route 29 serves as a hub for most of its business activity, and connects Lilburn to downtown Atlanta just 19 miles away and to Lawrenceville, the Gwinnett County seat, only 11 miles to the northeast, with easy access to Tucker, Peachtree Corners, Snellville and more.

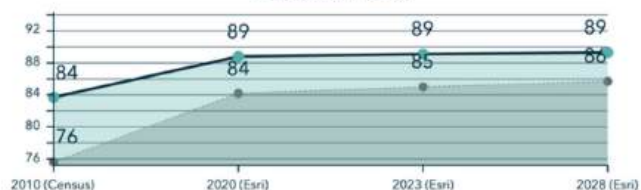
Community Change Snapshot

4271 Lawrenceville Hwy NW, Lilburn, Georgia, 30047

Ring of 5 miles



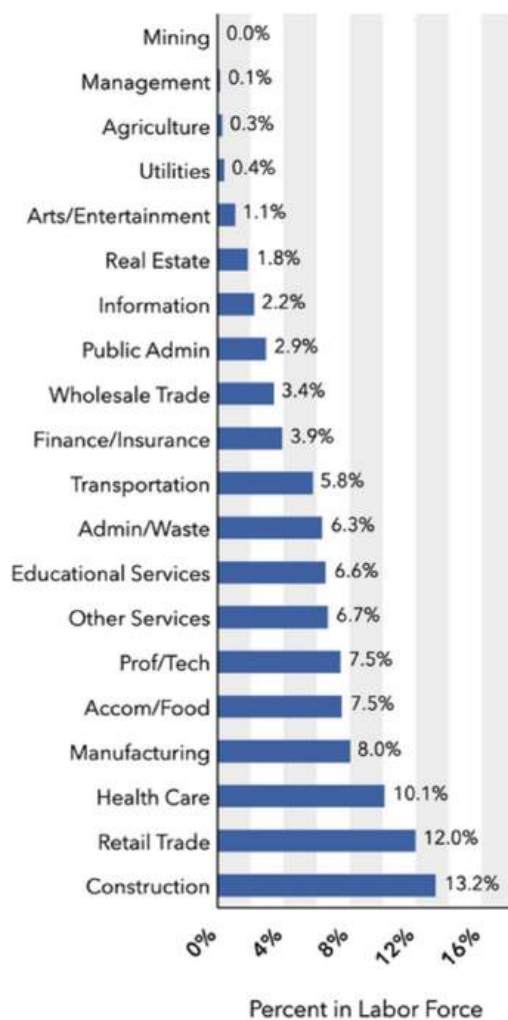
Diversity Index



Total Population



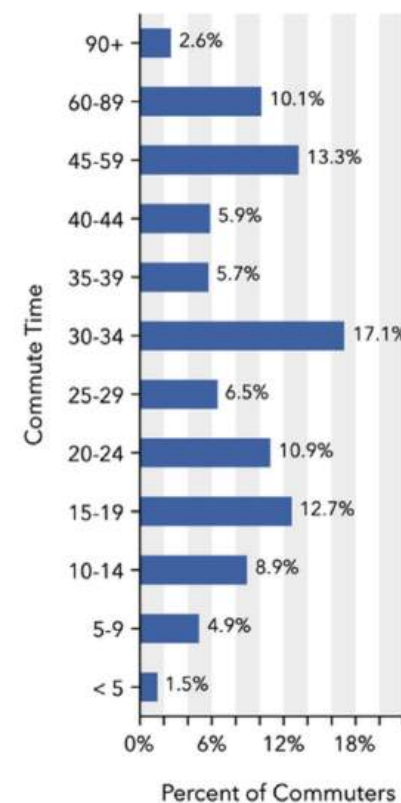
Labor Force by Industry



Businesses



Commute Time: Minutes



Transportation to Work



INCOME


\$67,826
Median Household
Income


\$31,777
Per Capita
Income


\$117,372
Median Net
Worth

KEY FACTS

264,139
Population


89,004
Households

35.1

Median Age

\$55,333
Median Disposable Income

EDUCATION


25.6%
High School Graduate


25.2%
Some College/
Associate's Degree


34.0%
Bachelor's/Grad/ Prof
Degree

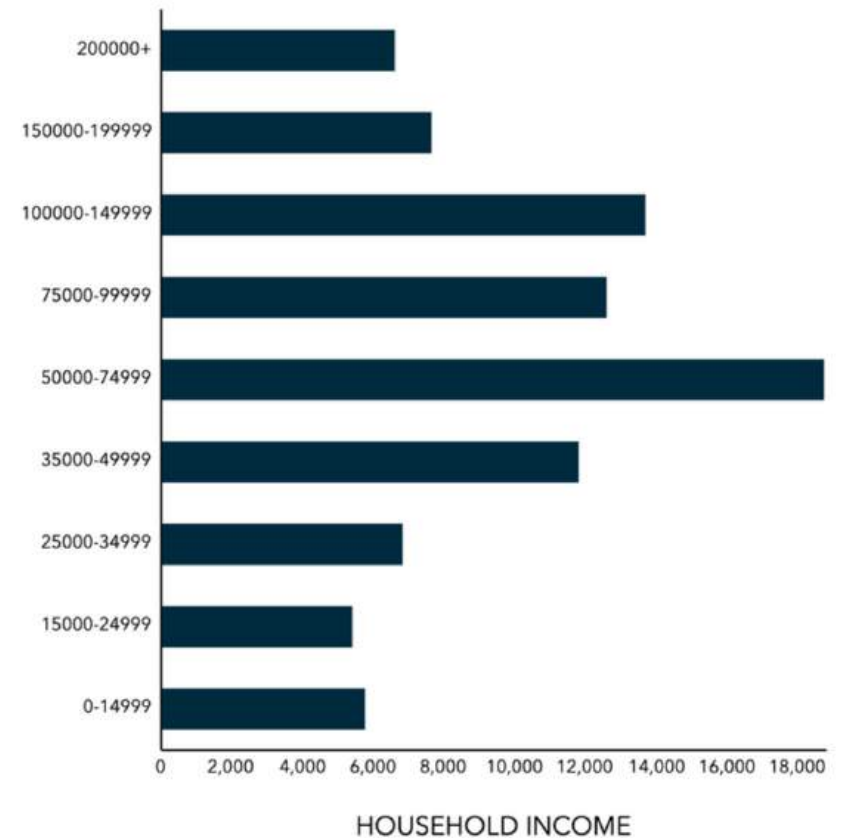
EMPLOYMENT

 56.8%

White Collar
 28.0%

Blue Collar
 16.9%

Services
Unemployment Rate 3.1%



MARKET POTENTIAL

AREA BUSINESS SUMMARY

4271 Lawrenceville Hwy NW, Lilburn, Georgia, 30047

Rings: 5 mile radii

Prepared by Atlas Real Estate Advisors

Latitude: 33.90249

Longitude: -84.12396

Data for all businesses in area		5 miles							
Total		7,726							
Businesses:		75,795							
Total Employees: Total Population:		264,139							
Employee/Population Ratio (per 100 Residents)		29							
by NAICS Codes		Businesses		Employees					
		Number	Percent	Number	Percent				
Agriculture, Forestry, Fishing & Hunting		9	0.1%	79	0.1%	Health Care & Social Assistance		566	7.3%
Mining		4	0.1%	28	0.0%	Amulatory Health Care		406	5.3%
Utilities		2	0.0%	41	0.1%	Hospital		10	0.1%
Construction		691	8.9%	3,863	5.1%	Nursing/Residential Care		35	0.5%
Building Construction		254	3.3%	950	1.3%	Social Assistance		114	1.5%
Heavy/Civil Eng Construction		23	0.3%	272	0.4%	Arts, Entertainment & Recreation		123	1.6%
Specialty Trade Contractor		414	5.4%	2,642	3.5%	Accommodation & Food Services		620	8.0%
Manufacturing		361	4.7%	5,351	7.1%	Accommodation		47	0.6%
Wholesale Trade		333	4.3%	3,957	5.2%	Food Services & Drinking Places		573	7.4%
Durable Goods		260	3.4%	2,745	3.6%	Other Services (except Public Administration)		1,020	13.2%
Nondurable Goods		49	0.6%	1,117	1.5%	Repair & Maintenance		244	3.2%
Trade Broker		23	0.3%	95	0.1%	Automotive Repair & Maintenance		152	2.0%
Retail Trade		998	12.9%	12,059	15.9%	Personal & Laundry Service		368	4.8%
Motor Vehicle & Parts Dealers		156	2.0%	2,784	3.7%	Civic and Other Orgs		407	5.3%
Furniture & Home Furnishings Stores		69	0.9%	718	0.9%	Public Administration		43	0.6%
Electronics & Appliance Stores		54	0.7%	718	0.9%	Unclassified Establishments		373	4.8%
Building Material & Garden Equipment & Supplies Dealers		89	1.1%	1,064	1.4%	Total		7,726	100.0%
Food & Beverage Stores		144	1.9%	2,454	3.2%				
Health & Personal Care Stores		92	1.2%	1,022	1.4%				
Gasoline Stations & Fuel Dealers		71	0.9%	316	0.4%				
Clothing, Clothing Accessories, Shoe and Jewelry Stores		93	1.2%	373	0.5%				
Sporting Goods, Hobby, Book, & Music Stores		132	1.7%	784	1.0%				
General Merchandise Stores		96	1.2%	1,827	2.4%				
Transportation & Warehousing		188	2.4%	3,117	4.1%				
Truck Transportation		74	1.0%	479	0.6%				
Information		220	2.9%	2,105	2.8%				
Finance & Insurance		403	5.2%	2,277	3.0%				
Central Bank/Credit Intermediation & Related Activities		151	1.9%	844	1.1%				
Securities & Commodity Contracts		83	1.1%	351	0.5%				
Funds, Trusts & Other Financial Vehicles		170	2.2%	1,082	1.4%				
Real Estate, Rental & Leasing		316	4.1%	2,095	2.8%				
Professional, Scientific & Tech Services		849	11.0%	6,192	8.2%				
Legal Services		103	1.3%	628	0.8%				
Management of Companies & Enterprises		6	0.1%	31	0.0%				
Administrative, Support & Waste Management Services		431	5.6%	6,119	8.1%				
Educational Services		172	2.2%	6,459	8.5%				

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

January 22, 2025

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ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

