

SHADOW-ANCHORED LILBURN RETAIL CENTER | 1,625 SF

5330 LILBURN STONE MOUNTAIN RD LILBURN, GA 30047

FOR LEASE

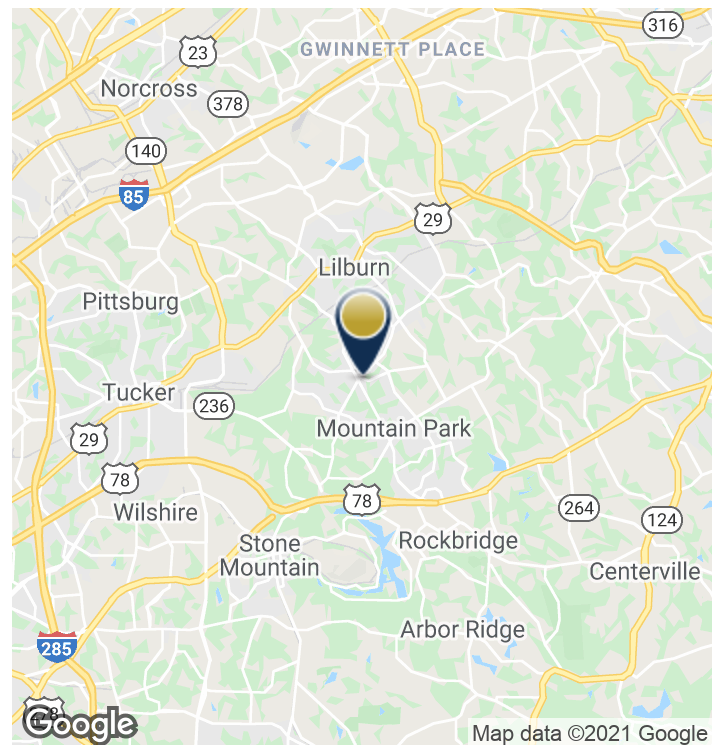


PROPERTY HIGHLIGHTS

- 8,839 SF multi-tenant, retail strip center
- 1,625 SF end cap with drive-thru or possible outdoor patio
- Available for lease at \$16/SF NNN, \$3/SF CAM
- Successful current tenants include fitness studio, pizza & yogurt shop, hair salon and nail salon
- Much more parking than normal with 38 spaces
- Strong retail frontage visibility and access along Rockbridge Rd (13,589), Lilburn Stone Mountain Rd (10,402 VPD) and Miller Rd (4,208 VPD)
- Storefront and monument signage available

LOCATION OVERVIEW

This center is a retail oasis in a sea of homes. Possible outdoor patio area in current drive-thru area.



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SHADOW-ANCHORED LILBURN RETAIL CENTER | 1,625 SF | Georgia | 1 of 2

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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	2,477	18,835	68,175
Total Population:	6,977	53,870	198,746
Average HH Income:	\$107,008	\$100,335	\$78,912
Traffic Counts:	10,402 VPD - Lilburn Stone Mtn Rd 4,208 VPD - Miller Rd 13,589 VPD - Rockbridge Rd		

*Data derived from ESRI



LOCATION AERIAL

