

# BEAVER RUIN VILLAGE I

4145 - 4155 Lawrenceville Hwy NW  
Lilburn, GA 30047

# WHLR

WHEELER REAL ESTATE COMPANY  
a subsidiary of Wheeler Real Estate Investment Trust

Size:  
74,048 s.f.

Co-Tenants:



Traffic Counts:  
37,700 AADT on  
Lawrenceville Highway

26,700 AADT  
on Beaver Ruin Road

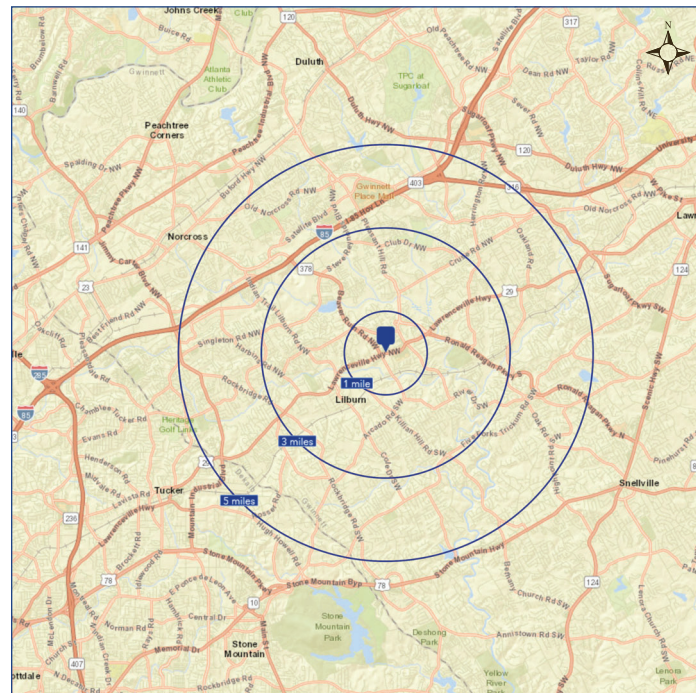
Additional Info:  
Located at  
"Main & Main"  
intersection for the  
Lilburn Market.

Superior access with  
4 points of direct  
ingress/egress, 1 of  
which is signalized.

## Demographics\*:

|                          | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 8,166    | 88,283   | 248,369  |
| Households               | 2,721    | 28,112   | 82,214   |
| Average Household Income | \$67,204 | \$73,494 | \$77,469 |

\* Based on 2010 Census & 2020 Estimates



[www.wheelerrec.com](http://www.wheelerrec.com)

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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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| Suite                    | Tenants                          | S.F.          |
|--------------------------|----------------------------------|---------------|
| 4155 - 1                 | Sally Beauty Supply              | 1,500         |
| 4155 - 2                 | J Buffalo Wings                  | 1,500         |
| 4155 - 3                 | Lendmark Financial               | 1,247         |
| 4155 - 4                 | China Wok                        | 1,500         |
| 4155 - 5                 | Chase                            | 2,747         |
| 4155 - 7                 | GameStop                         | 1,500         |
| 4155 - 8                 | Mail & Package Center            | 1,500         |
| 4153 - 1                 | Bambinelli's                     | 3,571         |
| 4153 - 3                 | Family Chiropractic Center       | 1,603         |
| 4153 - 4                 | C2 Education                     | 1,608         |
| 4153 - 5                 | Eye Elements                     | 2,775         |
| 4153 - 6                 | Hair Precise                     | 1,540         |
| 4153 - 8                 | God's Word Christian Bookstore   | 3,035         |
| 4153 - 10                | Cell Phone Repair                | 1,500         |
| 4153 - 11                | Clipper Kings                    | 3,312         |
| 4153 - 12                | Legacy Station                   | 10,995        |
| 4153 - 13                | FlexFit                          | 12,335        |
| 4145 - 5                 | AVAILABLE - Former Dental Office | 1,200         |
| 4145 - 100               | AVAILABLE                        | 2,400         |
| 4145 - 8                 | BenchMark Physical Therapy       | 2,010         |
| 4145 - 9                 | State Farm Insurance             | 1,200         |
| 4145 - 10B               | Nail City                        | 980           |
| 4145 - 10A               | Audiology Associates of GA       | 1,470         |
| 4145 - 11                | City Hope Thrift                 | 3,500         |
| 4145 - 7                 | Pearl Alterations                | 1,200         |
| 4145 - 13                | AVAILABLE                        | 2,000         |
| 4145 - 15                | Great Expressions                | 2,040         |
| 4145 - 16                | Firehouse Subs                   | 2,280         |
| OP A                     | McDonald's                       |               |
| OP B                     | Popeyes                          |               |
| OP C                     | Captain D's                      |               |
| <b>TOTAL CENTER SIZE</b> |                                  | <b>74,048</b> |



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**Beaver Ruin Village I**

- Kroger
- State Farm
- GameStop
- Lendmark Financial
- FIREHOUSE SUBS
- CHASE
- McDonald's
- SPENCER'S
- CVS pharmacy
- Bank of America
- Walmart
- PNC
- Centre at Lilburn
- HIBBET SPORTS
- DOLLAR TREE
- Payless

**Beaver Ruin Village II**

- AutoZone

Lilburn Marketplace

- HARBOR FREIGHT TOOLS
- Chick-fil-A

Killian Hill Crossing

- O'Reilly AUTO PARTS
- BOSTON MARKET
- Wendy's