

FOR LEASE

Former Walgreens - Lawrenceville Hwy, Lilburn, GA

4235 Lawrenceville Hwy | Lilburn, GA



Overview

BUILDING SIZE	14,820 SF
LEASE END DATE	10/31/32
RATE	\$12.00 SF/yr (MG)

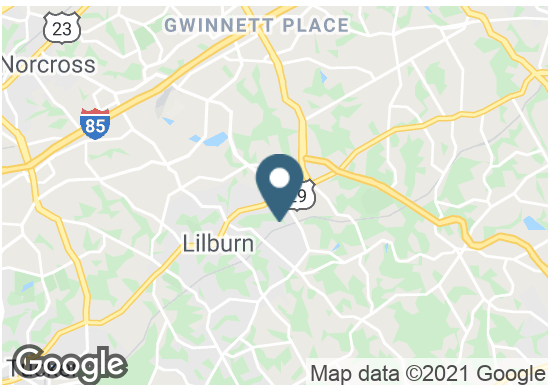
Description

Sublet opportunity for stand-alone building at lighted intersection located across GA-378 from Kroger anchored Beaver Ruin Village shopping center

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$58,070	\$54,224	\$56,306
Average HH Income	\$75,007	\$72,959	\$76,310
Households	2,055	28,280	82,897
Current Population	6,396	88,547	251,633

Year: 2019 | Source: ESRI



Contact

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Traffic Counts

Lawrenceville Hwy	45,400 VPD
Beaver Ruin Rd	26,800 VPD
Year: 2018 Source: GDOT	

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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[SRSRE.COM](https://www.srsre.com)

	1 mile	3 miles	5 miles
Population			
2019 Population	6,396	88,547	251,633
2000 Population	4,346	71,340	196,863
2010 Population	5,665	80,259	228,466
2024 Population	6,839	94,179	267,588
2000-2010 Annual Rate	2.69%	1.18%	1.50%
2010-2019 Population: Annual Growth Rate	1.32%	1.07%	1.05%
2019-2024 Population: Annual Growth Rate	1.35%	1.24%	1.24%
2019 Median Age	35.2	33.4	33.5
Households			
2000 Households	1,561	25,288	69,150
2010 Households	1,882	26,123	76,254
2019 Total Households	2,055	28,280	82,897
2024 Total Households	2,184	29,955	87,839
2000-2010 Annual Rate	1.89%	0.33%	0.98%
2010-2019 Households: Annual Growth Rate	0.96%	0.86%	0.91%
2019-2024 Households: Annual Growth Rate	1.23%	1.16%	1.16%
2019 Average Household Size	3.11	3.12	3.03
Housing Units			
2019 Total Housing Units	2,155	30,417	89,143
2019 Owner Occupied Housing Units	1,194	16,746	47,560
2019 Renter Occupied Housing Units	861	11,534	35,338
2019 Vacant Housing Units	100	2,137	6,246
Race and Ethnicity			
2019 White Alone	33.8%	37.5%	37.2%
2019 Black Alone	21.8%	26.4%	27.0%
2019 American Indian/Alaska Native Alone	1.0%	0.7%	0.6%
2019 Asian Alone	23.5%	15.4%	15.8%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	33.6%	34.9%	32.8%
Income			
2019 Median Household Income	\$58,070	\$54,224	\$56,306
2019 Average Household Income	\$75,007	\$72,959	\$76,310
Per Capita Income	\$24,446	\$23,316	\$25,153
2019 Population 25+ by Educational Attainment			
Total	4,127	56,095	160,120
High School Graduate	31.3%	23.0%	21.9%
GED/Alternative Credential	1.1%	2.7%	2.7%
Some College, No Degree	18.4%	17.1%	17.7%
Associate Degree	8.0%	8.4%	8.8%
Bachelor's Degree	14.9%	18.2%	19.9%
Graduate/Professional Degree	7.3%	9.8%	11.2%
Data for all businesses in area			
Total Businesses:	448	2,583	7,908
Total Employees:	3,783	22,404	75,762
Total Residential Population:	6,396	88,547	251,633
Employee/Residential Population Ratio:	0.59:1	0.25:1	0.3:1
2019 Total Daytime Population	7,630	74,074	210,278
Workers	4,331	27,450	83,819
Residents	3,299	46,624	126,459