

2.5 ACRE RETAIL PAD WITH EXISTING BUILDING | ZONED C-4

4900 STONE MOUNTAIN HIGHWAY

LILBURN, GA 30047

FOR LEASE/SALE/BTS

2.5 ACRE RETAIL PAD WITH EXISTING BUILDING | ZONED C-4 | Georgia | 1of4

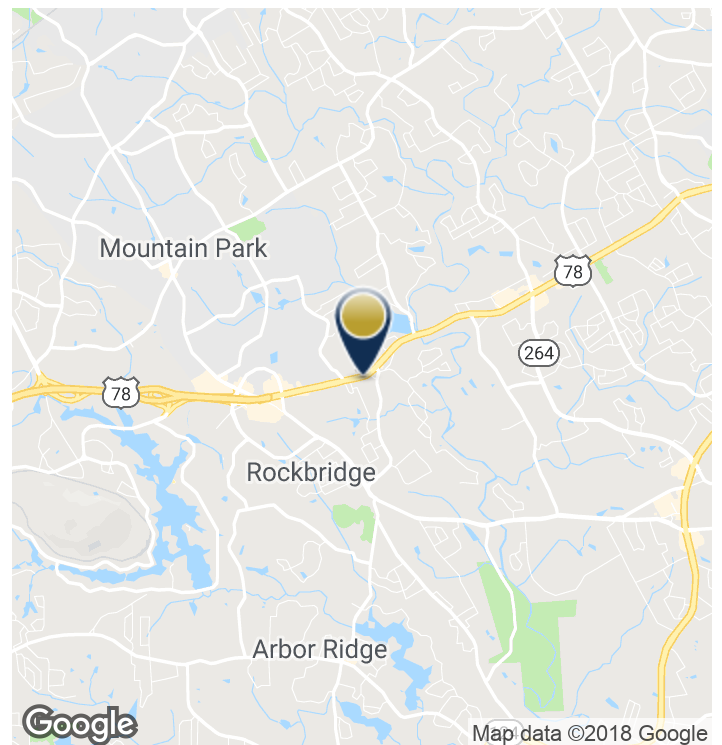


PROPERTY HIGHLIGHTS

- 2.5 acre site with an additional assemblage of 0.93 acres
- For ground lease/sale/build to suit
- Former QT, tanks removed, with environmental report
- Gas aisle canopies removed
- Existing 4,555 SF C-Store building
- Possibility of expansion to existing structure
- Great daytime demographics of 109,835 in a 5 mile radius
- Several voids with retailers in area
- Detention in place
- All utilities available
- Ideal for medical urgent care, grocery, or restaurant tenant
- Proposed site plans available
- Contact agent for more information

LOCATION OVERVIEW

This property is located in Lilburn, GA on a heavily trafficked portion of Highway 78/ Stone Mountain Highway, with over 75,000 vehicles per day. Situated across from Lowe's Home Improvement Store.



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,661	16,403	46,397
Total Population:	4,577	47,617	137,585
Average HH Income:	\$87,201	\$85,109	\$85,618
Traffic Counts:	75,220- vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



RETAIL MAP



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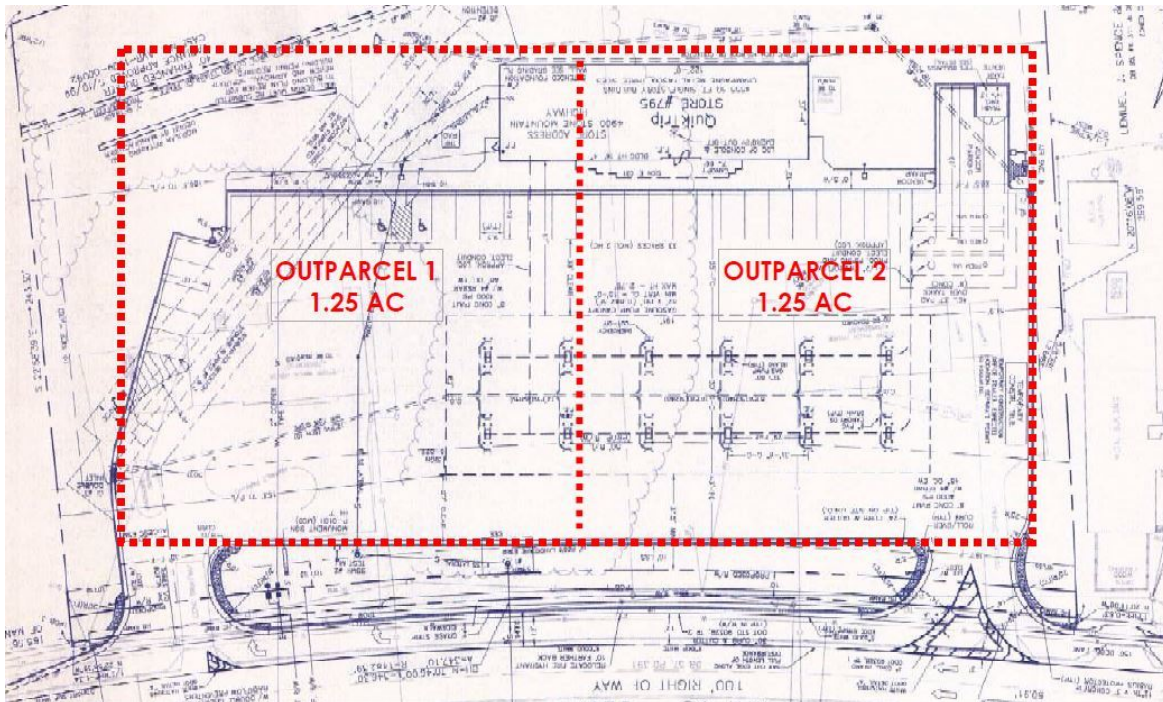
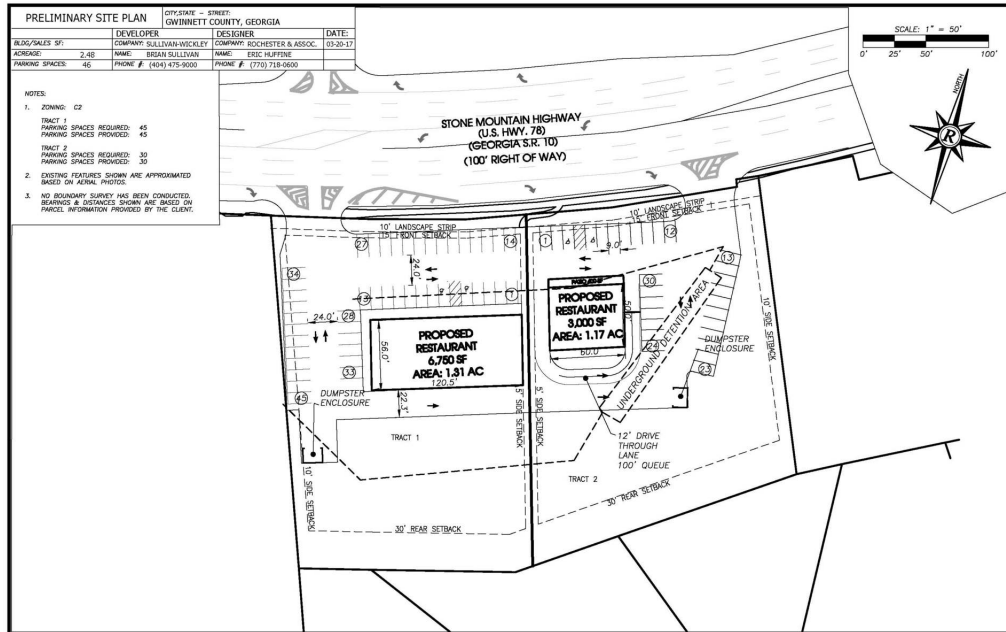
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PROPOSED SURVEY & SITE PLAN



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PROPERTY PHOTOS



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