

2.5 ACRE RETAIL PAD WITH EXISTING BUILDING | ZONED C-4
4900 STONE MOUNTAIN HIGHWAY
LILBURN, GA 30047

FOR LEASE/SALE/BTS

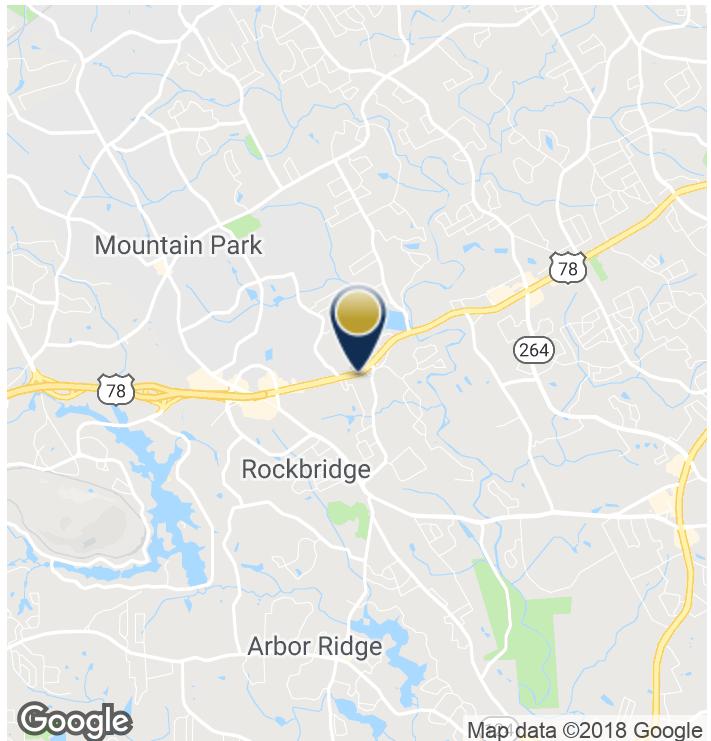


PROPERTY HIGHLIGHTS

- 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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ASSET & OCCUPANCY SOLUTIONS

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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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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



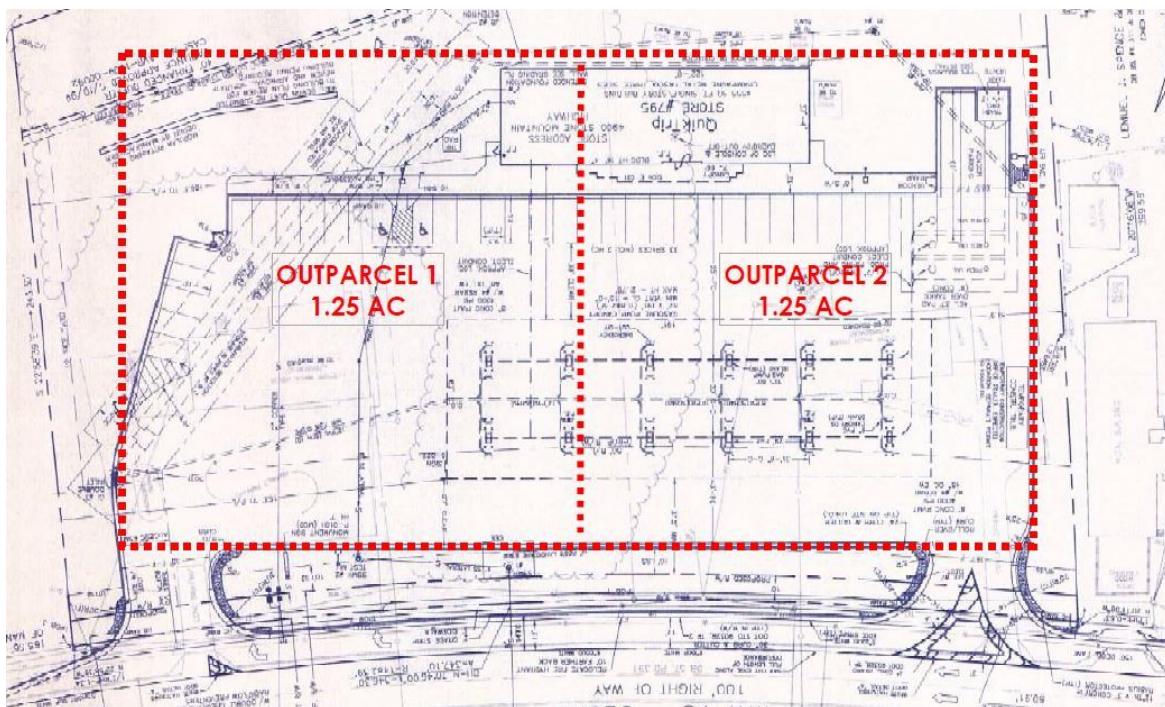
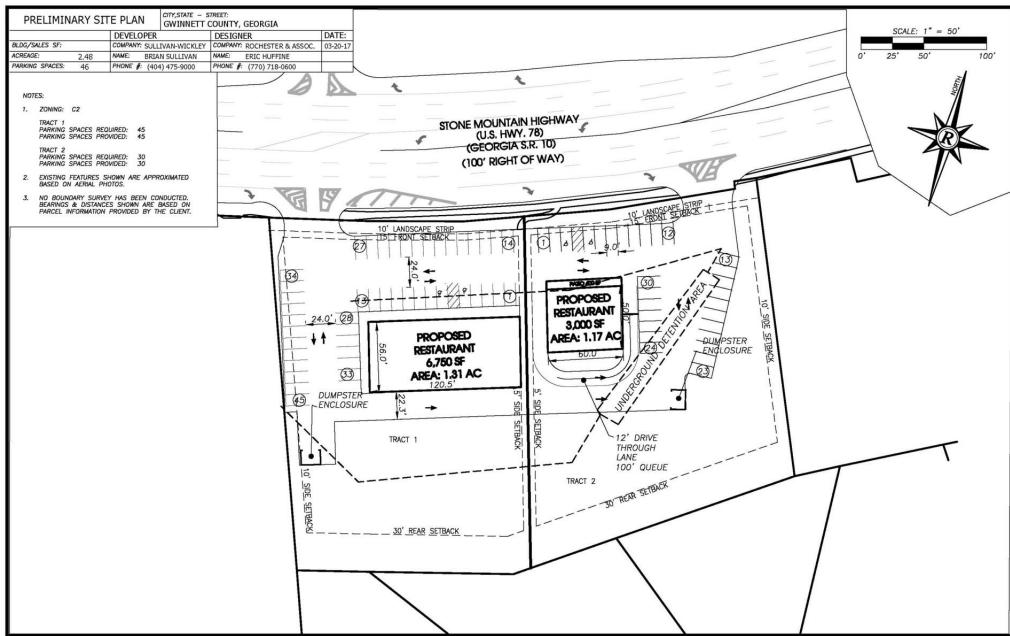
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PROPOSED SURVEY & SITE PLAN



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PROPERTY PHOTOS



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