

Office Space For Lease

650 Hillcrest Rd, Suite 300
Lilburn, GA 30047



Office Space For Lease

- 1,440 Sq Ft Office
- Located in the Villages and Indian Trail
- Generous Parking
- Zoned C2
- Private Offices
- Reception Area
- Conference Room

For More Information

Ken Robinson
Realtor
770-652-9387
krobinson5328@att.net

David Freeman
Broker
404-314-4718
DavidFreemanRealtor@gmail.com

PROPERTY SUMMARY



BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	1,440 SqFt
YEAR BUILT	1987
TENANCY	Single
BUILDING HEIGHT	1 Story

Ground Level Entry

LEASE INFORMATION

BASE RENT:	\$14.50/SqFt
TOTAL SPACE:	1.440 SqFt
LEASE TERM:	Negotiable
TAXES/INS/CAM:	\$3.65/SqFt
AVAILABLE:	IMMEDIATE
MONTHLY RENT:	\$2,178/Mo



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ADDITIONAL INFORMATION



Welcome to the Villages at Indian Trail in Lilburn, GA, where business thrives and opportunities abound. We are excited to offer an exceptional leasing opportunity in this vibrant community.

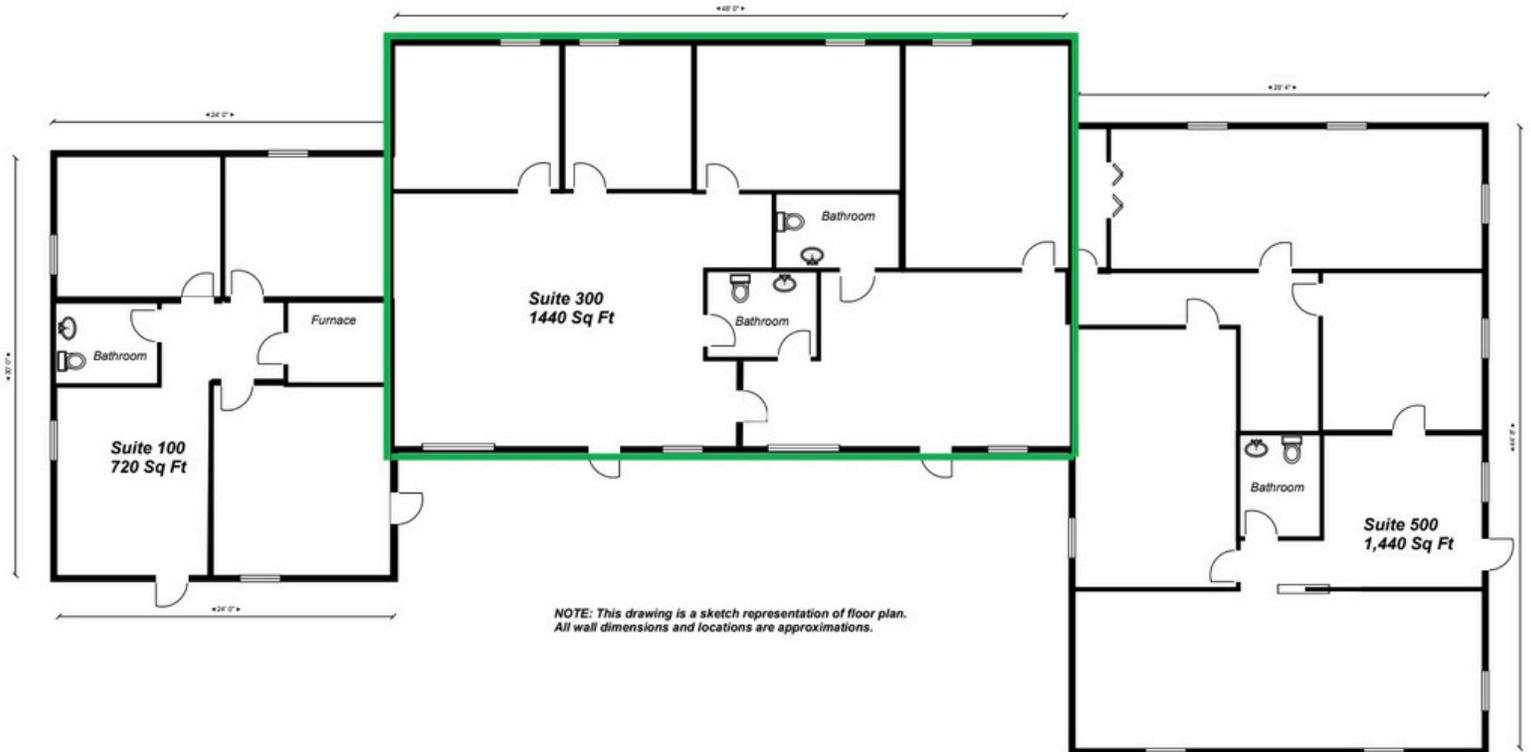
Location: Nestled within the heart of Lilburn, GA, our office space boasts a strategic position within the Villages at Indian Trail, ensuring convenience and accessibility for both clients and employees alike.

FLOORPLAN



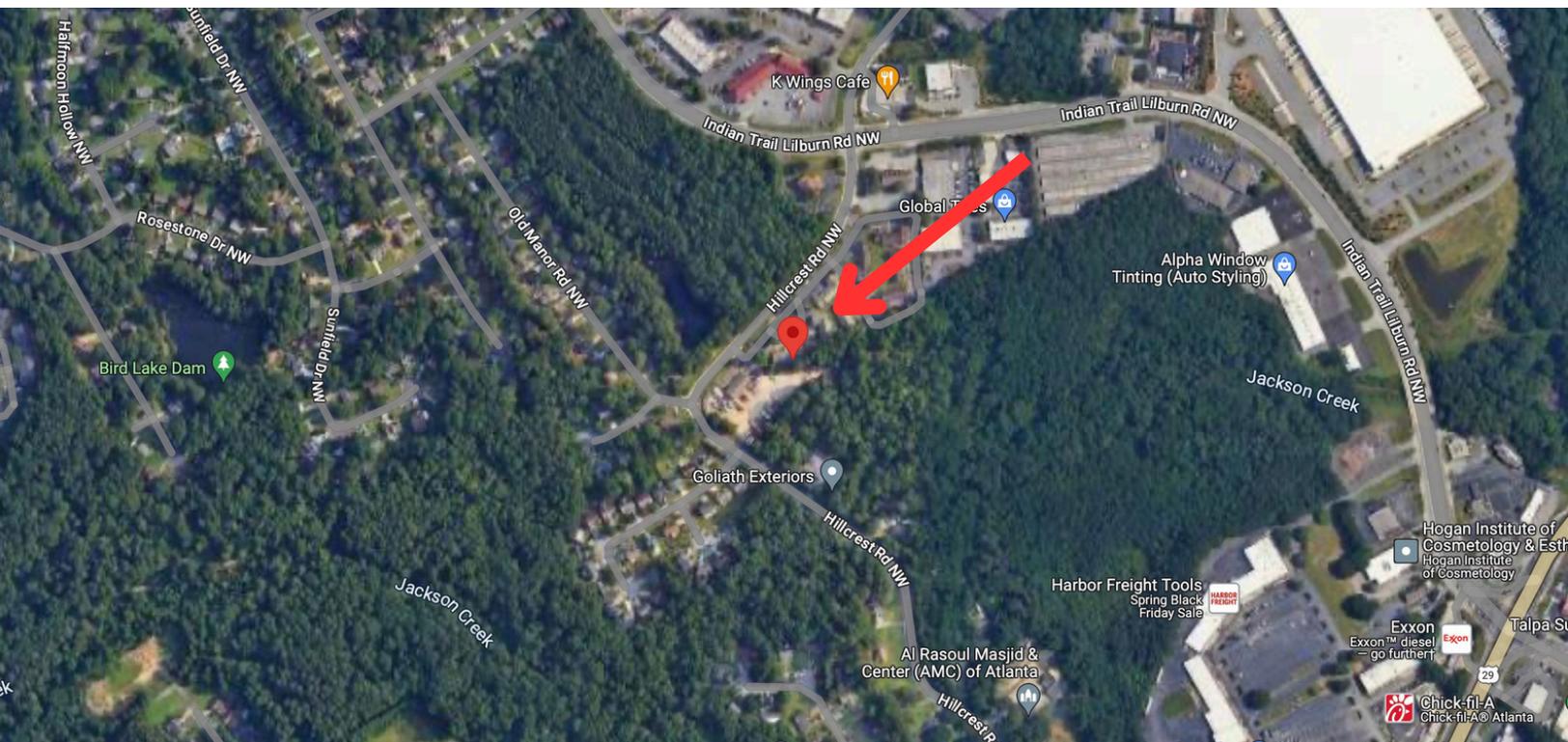
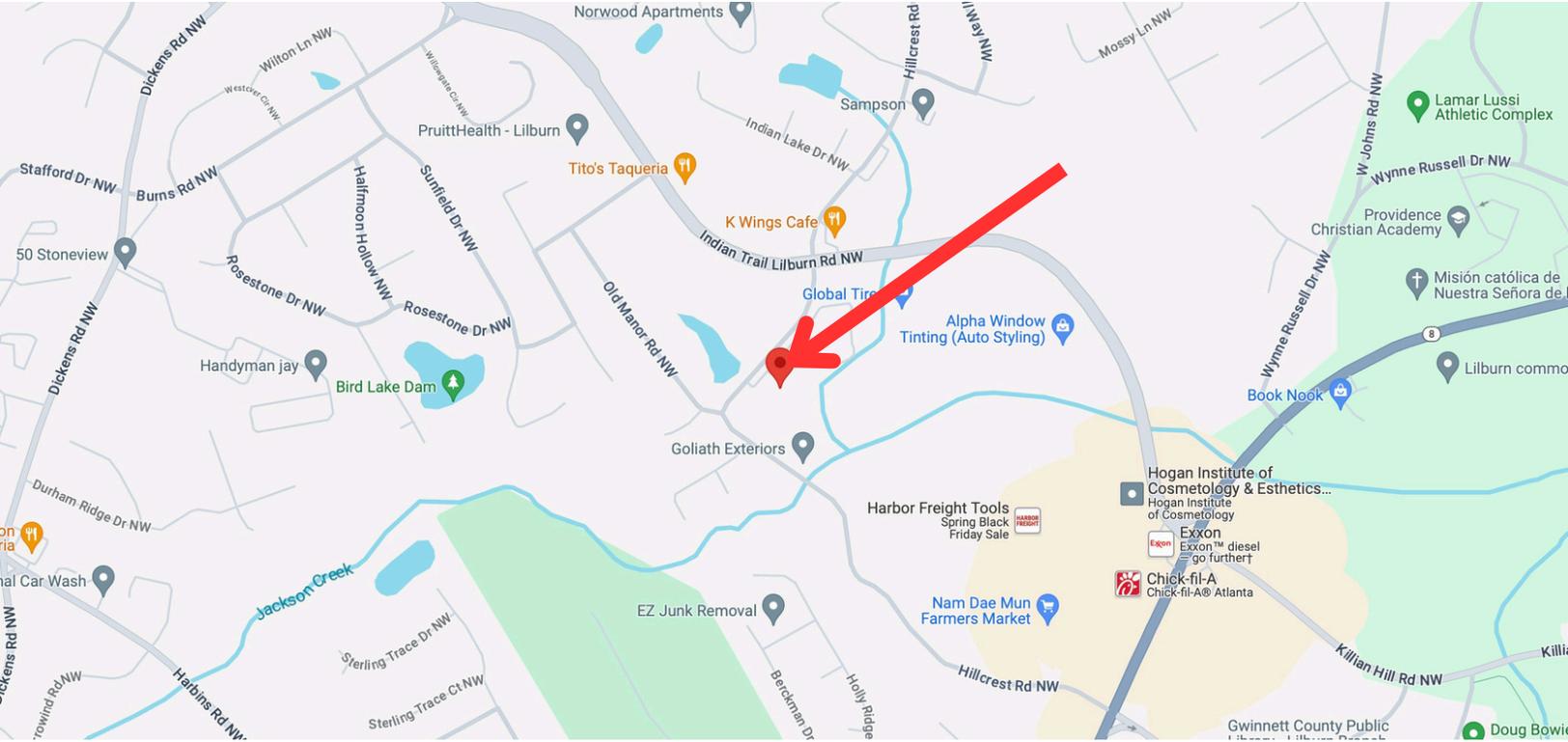
The Village at Indian Trail 650 Hillcrest Road

rev 2025



THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

MAP OVERVIEW



DEMOGRAPHICS



	1 mile	3 mile	5 mile
2010 Population	11,018	83,304	230,966
2023 Population	13,705	96,096	265,547
2028 Population Projection	14,246	98,919	272,800
Annual Growth 2010-2023	1.9%	1.2%	1.2%
Annual Growth 2023-2028	0.8%	0.6%	0.5%
Median Age	34.4	35.4	35.9
Bachelor's Degree or Higher	16%	24%	27%

	1 mile	3 mile	5 mile
Avg Household Income	\$66,622	\$72,199	\$76,027
Median Household Income	\$55,058	\$56,735	\$57,343
< \$25,000	662	4,945	14,966
\$25,000 - 50,000	1,182	8,584	24,271
\$50,000 - 75,000	1,036	7,086	18,934
\$75,000 - 100,000	477	3,491	10,028
\$100,000 - 125,000	388	2,334	7,024
\$125,000 - 150,000	180	1,798	4,968
\$150,000 - 200,000	92	1,620	5,291
\$200,000+	101	898	3,912

CONTACT INFORMATION



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