

Pleasant Hill & Burns Shopping Center

17,200 SF Building with One (1) 1,300 SF Vacancy

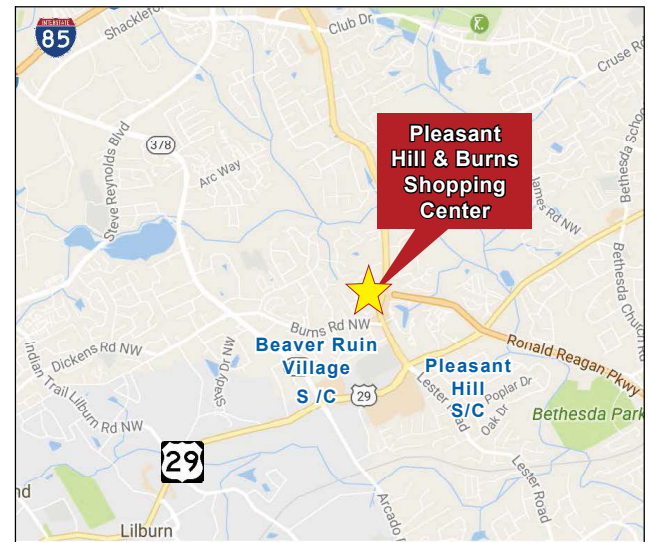
Corner Lot with Great Visibility



3907 Burns Road, Lilburn, GA 30047

FOR LEASE

- Built in 2007, Pleasant Hill & Burns Shopping Center sits on 2.46 acres
- One (1) 1,300 SF space available
- Great visibility and heavy daytime traffic count (29,738 vehicles per day)
- Located about 3 miles west of Pleasant Hill and I-85 North
- Dense residential area with a population of over 260,000 in a 5-mile radius



Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2020	38,368	262,227	840,833
Annual Pop Growth 2010-2020	0.9%	1.4%	1.3%
Projected Growth 2020-2025	1.0%	1.1%	1.1%
Total Households	12,236	86,918	291,143
Average Household Income	\$66,995	\$76,023	\$87,268
Bachelor's Degree or Above	20%	27%	33%

Traffic Count

29,738 Pleasant Hill Road

FOR MORE INFORMATION, CONTACT:

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LEASE AT Pleasant Hill & Burns Shopping Center

3907 Burns Road
Lilburn, GA 30047



Suite 1-3	
Suite 4	
Suite 5-7	Food Mart
Suite 8	Barber Shop
Suite 9	El Tropical
Suite 10	Tax Office
Suite 11	VACANT - 1,300 SF
Suite 12	Spy Insurance



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