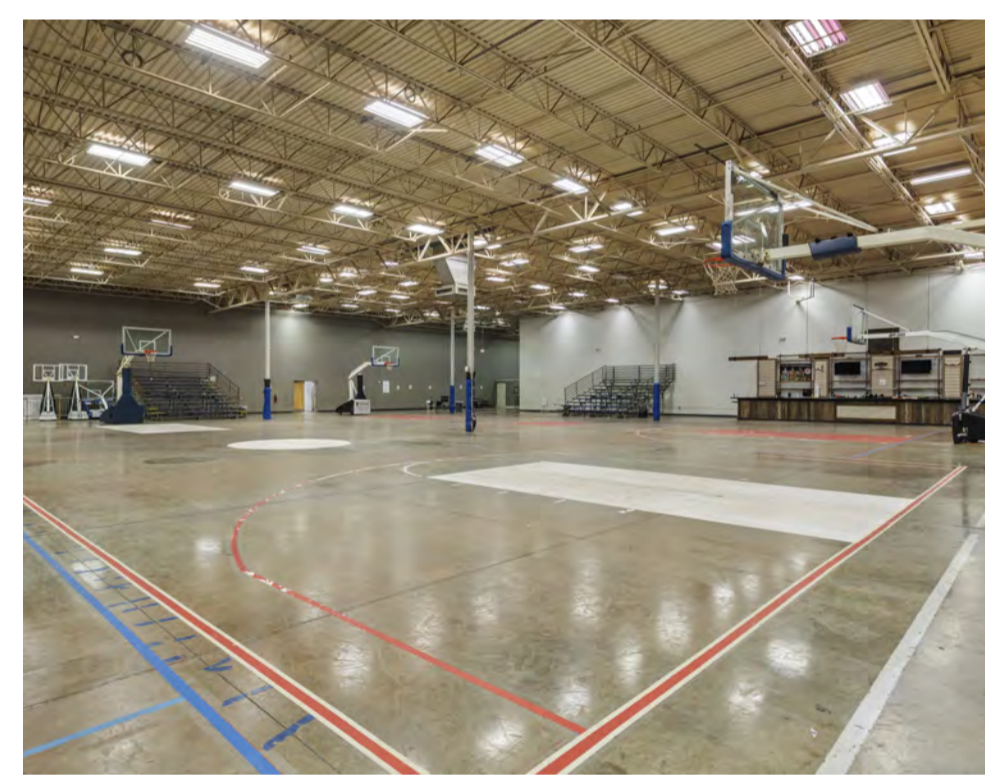


PLAZA LAS AMÉRICAS

733 Pleasant Hill Road
Lilburn, GA 30047

SUITES AVAILABLE
AND SHOWROOMS FOR LEASE



HIGHLIGHTS

- ◆ Located on Pleasant Hill Rd in Gwinnett County, an expanding hub known for its diverse cultural neighborhoods
- ◆ Thriving indoor/outdoor market with built-in traffic
- ◆ Digital billboard at the main entrance impacts 53,000 vehicles daily
- ◆ Convenient to a blend of local businesses and national retail brands
- ◆ Less than 1 mile to Lawrenceville Hwy and 3 miles to I-85
- ◆ Ample parking for tenants and customers

DEMOGRAPHIC SUMMARY	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	10,480	103,383	271,555
2021 Estimate	10,188	99,580	260,633
Grow 2021-2026	2,87%	3,82%	4,19%
House Holds			
2026 Projection	3,433	34,422	89,861
2021 Estimate	3,355	33,195	86,357
Grow 2021-2026	2,32%	3,70%	4,06%
Average Household Income	\$65,224	\$66,887	\$78,034
Modular Spaces From 164 SQF = 1000 SQF			



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