

4664
LAWRENCEVILLE
HWY NW
LILBURN, GA
30047

FOR SALE / LEASE
11,495+/- SF Office/Warehouse Building

DOUG BURGGRAAF

Vice President

770.601.3620

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SIM DOUGHTIE, CCIM, SIOR, MCR, SLCR

President

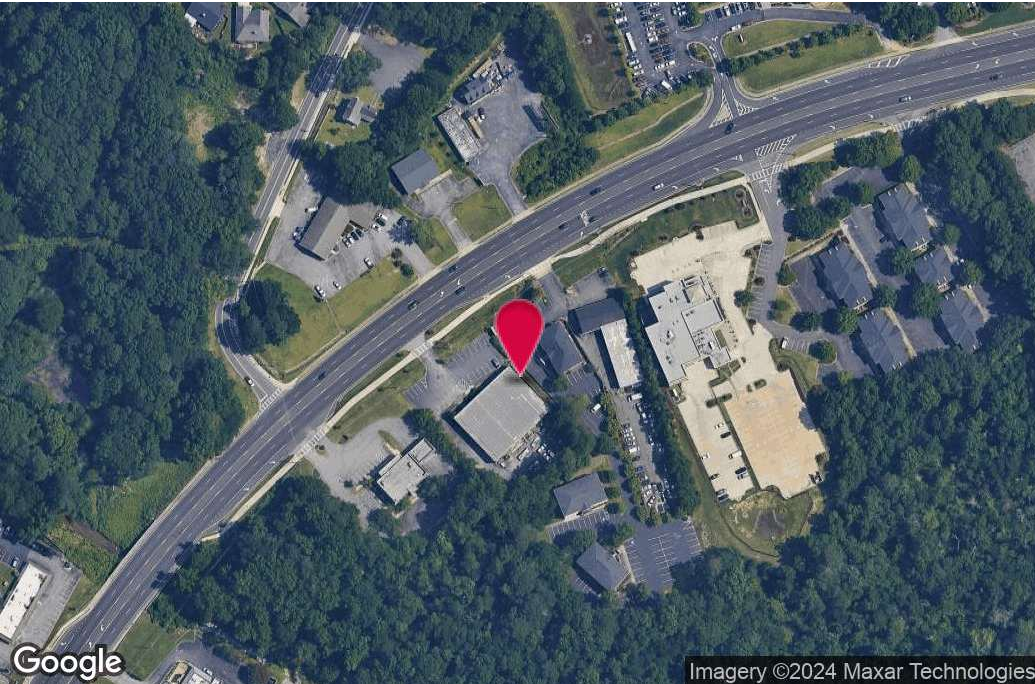
404.942.2002

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FOR SALE OR LEASE
11,495+/- SF
OFFICE/WAREHOUSE



PROPERTY HIGHLIGHTS

- Suite A & B: 8,040+/-SF, 1,000+/-SF Office, 2 Grade Level Doors, 2 Van High Doors
- Suite C: 3,452+/-SF, 3,300+/-SF Office/Showroom
- 16' Clear Ceiling
- Fenced Truck Court
- Monument Signage on Lawrenceville Hwy

OFFERING SUMMARY

Building Size:	11,492 SF
Zoning:	CB

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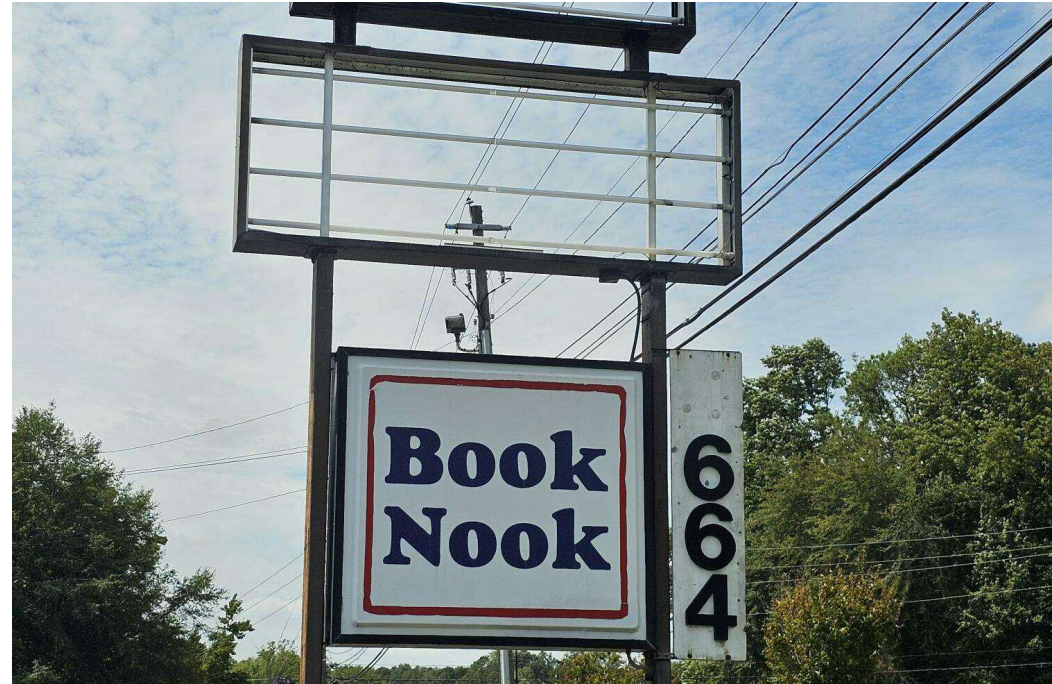
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ADDITIONAL PHOTOS



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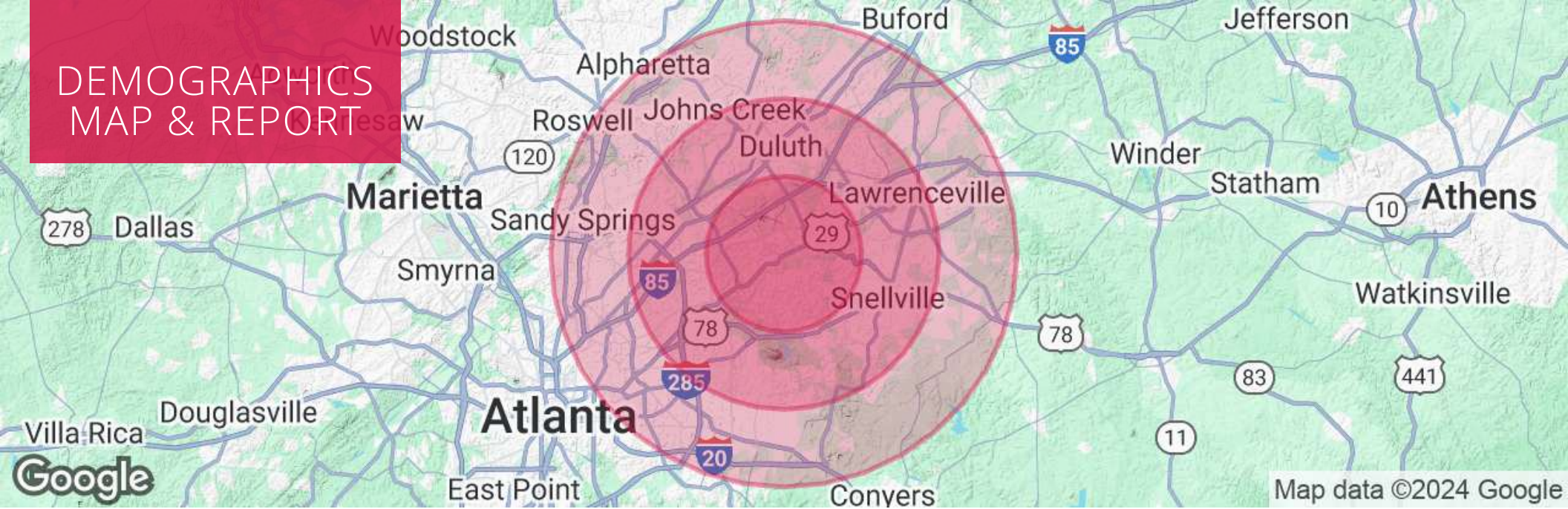
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	273,577	979,465	1,859,418
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	91,842	344,061	701,972
# of Persons per HH	3	2.8	2.6
Average HH Income	\$86,615	\$105,578	\$125,221
Average House Value	\$334,875	\$398,497	\$481,921

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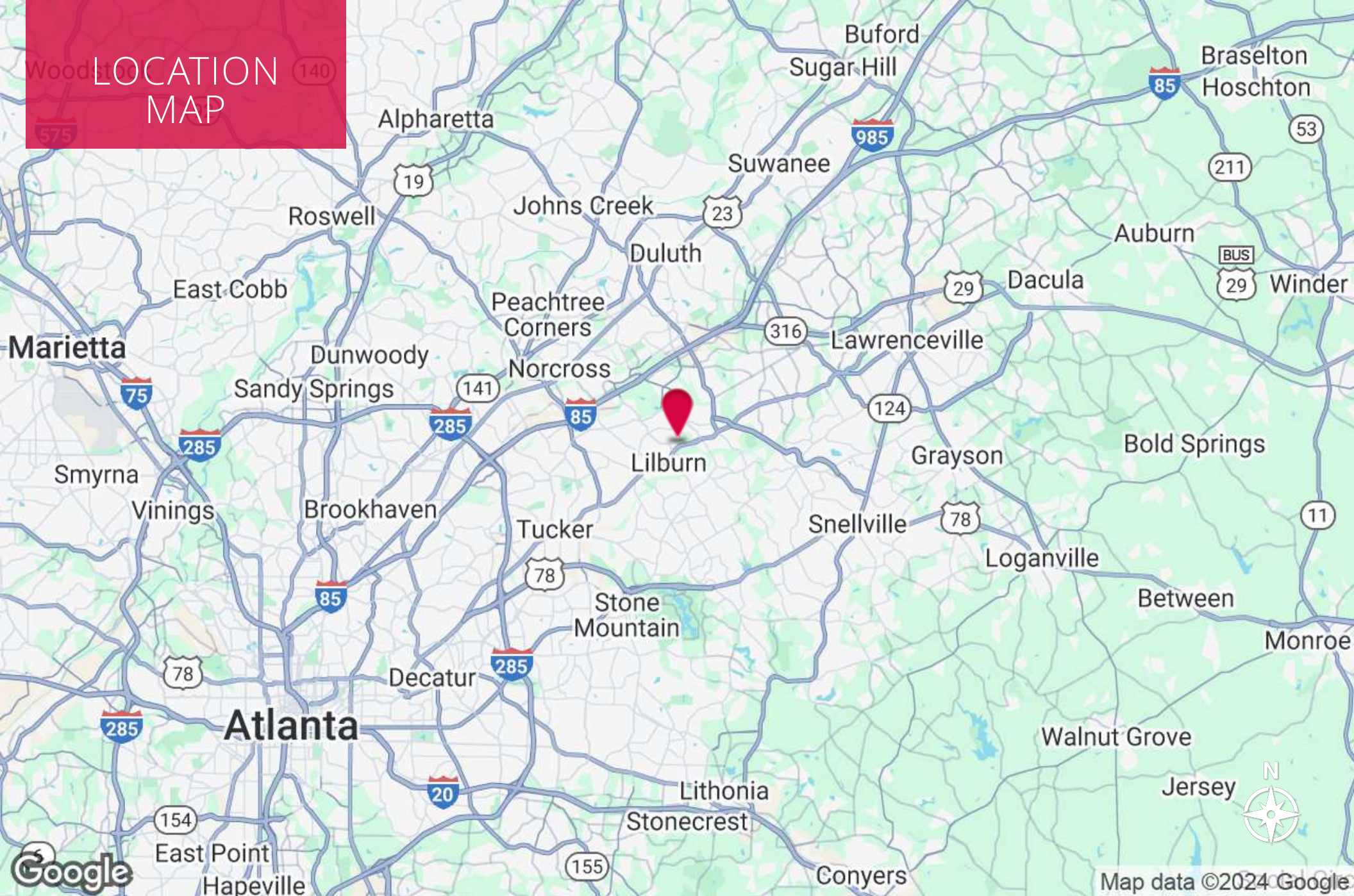
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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