

RETAIL/RESTAURANT SPACE FOR LEASE



AERIAL CLOSE UP

4895 STONE MOUNTAIN HWY, LILBURN, GA 30047

Newburger-Andes
REAL ESTATE INVESTMENTS



LOWE'S

SONIC

PANDA EXPRESS

POPEYE'S

SUBJECT PROPERTY

SHERWIN WILLIAMS

Approx. 75,220 Vehicles Per Day

DISCOUNT TIRE

DRIVE THRU Church's Chicken
Shannon's Goodies
AVIS
Arden's Garden
PURELY CBD
Leasing & Management

PROPERTY DETAILS

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ZONING:	Retail/Office
YEAR BUILT:	2004
TENANCY:	Multi-Tenant (Five Units)
TOTAL BUILDING SIZE:	7,000 Sq. Ft.
PARKING:	80 Spaces (Ratio of 10/1,000 SF)
FRONTAGE:	<u>EXCELLENT VISIBILITY: 300' Fronting Stone Mountain Highway</u>
ACCESS:	<u>3 points of ingress/egress with a signalized intersection with direct access from both directions on Stone Mtn Hwy</u>
PROPERTY HIGHLIGHTS:	<ul style="list-style-type: none">• Outparcel to Lowe's• Ample parking• Storefront & pylon signage available
LOCATION OVERVIEW:	The property is located in front of Lowe's near the intersection of Stone Mountain Hwy & Killian Hill Rd and less than 3 miles from Stone Mountain Park (one of GA's most-visited parks).

SPACE DETAILS

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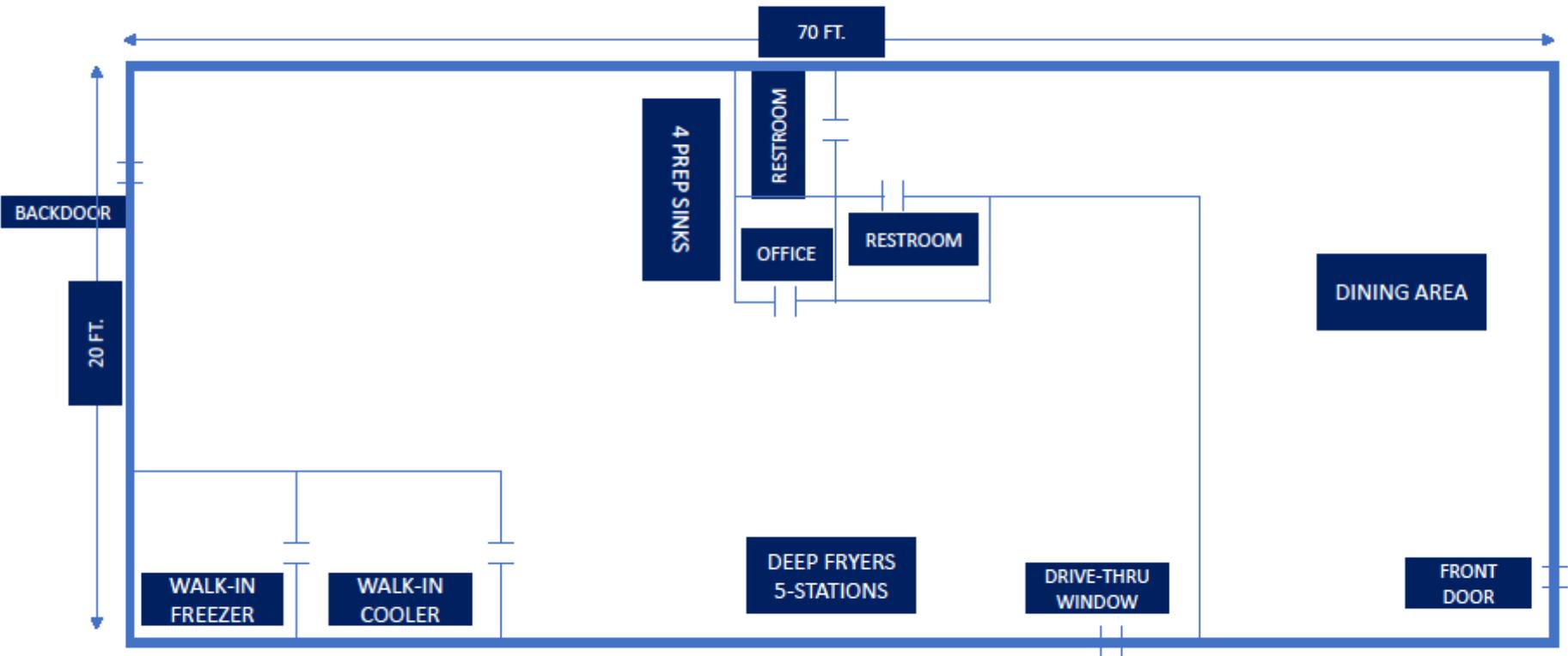
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UNIT A:	UNIT D:
Lighted menu above ordering counter	Outdoor Patio
Walk-in Cooler (8' W x 12' D) w/ Racking	Walk-in MasterBilt Freezer/Cooler
Walk-in Freezer (8' W x 4'3" D) w/ Racking	PCL-300 Fire Suppression System
5-Station Deep Fryer	Stainless Steel Vent Hood
4-Station Prep Sinks	3-Station Prep Sinks w/ 4 additional drainpipes
Ice Machine	Reserved Parking Spaces
5 Tables and 16 Chairs	End Unit
Drive-Thru Window	

FLOOR PLAN SUITE A (NOT TO SCALE)

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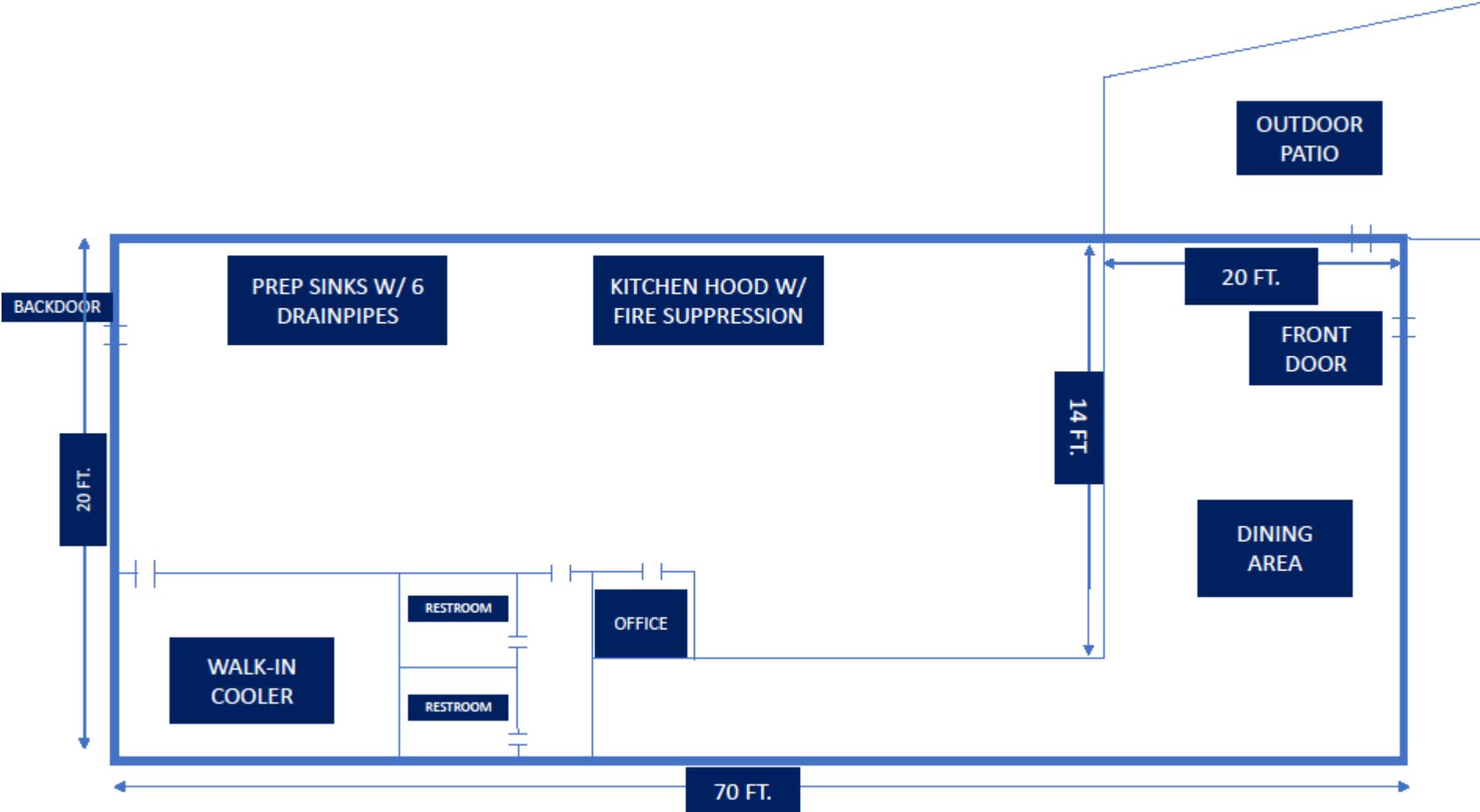
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FLOOR PLAN SUITE D (NOT TO SCALE)

4895 STONE MOUNTAIN HWY SUITE D, LILBURN, GA 30047

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DEMOGRAPHICS

4895 STONE MOUNTAIN HWY, LILBURN, GA 30047

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REAL ESTATE INVESTMENTS

Population	Households			Income							
	2 mile	5 mile	10 mile	2 mile	5 mile	10 mile					
2010 Population	21,000	142,077	682,977	2010 Households	7,656	49,401	239,715	Avg Household Income	\$99,208	\$96,511	\$78,369
2022 Population	22,250	152,229	765,035	2022 Households	8,100	52,795	267,591	Median Household Inco...	\$80,719	\$75,863	\$60,033
2027 Population Projection	23,129	157,898	797,655	2027 Household Projecti...	8,411	54,690	278,572	< \$25,000	713	5,625	44,104
Annual Growth 2010-2022	0.5%	0.6%	1.0%	Annual Growth 2010-2022	0%	0.1%	0.4%	\$25,000 - 50,000	1,378	10,372	67,497
Annual Growth 2022-2027	0.8%	0.7%	0.9%	Annual Growth 2022-2027	0.8%	0.7%	0.8%	\$50,000 - 75,000	1,709	10,145	54,715
Median Age	41.1	38.7	36.1	Owner Occupied House...	6,630	43,485	171,982	\$75,000 - 100,000	1,095	7,389	34,209
Bachelor's Degree or Hi...	40%	37%	29%	Renter Occupied House...	1,781	11,205	106,589	\$100,000 - 125,000	1,149	6,299	23,969
U.S. Armed Forces	7	110	414	Avg Household Size	2.7	2.9	2.8	\$125,000 - 150,000	651	4,322	14,929
				Avg Household Vehicles	2	2	2	\$150,000 - 200,000	861	4,787	15,357
				Total Specified Consum...	\$289.1M	\$1.8B	\$7.8B	\$200,000+	545	3,855	12,811

Consumer Spending Details										2022	2027
Radius	2 mile			5 mile			10 mile				
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita		
Apparel	\$16,046,551	\$1,908	\$694	\$106,313,551	\$1,944	\$673	\$498,485,215	\$1,789	\$625		
Entertainment, Hobbies & P...	\$46,992,392	\$5,587	\$2,032	\$294,415,214	\$5,383	\$1,865	\$1,254,226,393	\$4,502	\$1,572		
Food & Alcohol	\$81,575,258	\$9,699	\$3,527	\$520,547,587	\$9,518	\$3,297	\$2,386,645,567	\$8,567	\$2,992		
Household	\$50,908,406	\$6,053	\$2,201	\$328,257,108	\$6,002	\$2,079	\$1,364,839,652	\$4,899	\$1,711		
Transportation & Maintenance	\$96,125,341	\$11,429	\$4,156	\$593,689,254	\$10,856	\$3,760	\$2,501,015,792	\$8,978	\$3,135		
Health Care	\$15,022,046	\$1,786	\$649	\$93,462,626	\$1,709	\$592	\$394,714,609	\$1,417	\$495		
Education & Daycare	\$20,145,016	\$2,395	\$871	\$126,529,802	\$2,314	\$801	\$505,000,230	\$1,813	\$633		
Total Specified Consumer S...	\$326,815,010	\$38,856	\$14,130	\$2,063,215,142	\$37,726	\$13,067	\$8,904,927,458	\$31,966	\$11,164		

SPACES AVAILABLE

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ADDRESS	SUITE	TOTAL SQ.FT.	RATE/ SF	RENT/ MO.	OPEX/ SF	OPEX/ MO.	TOTAL RENT/ MO.	UTILITIES
4895 Stone Mountain Highway Lilburn, GA 30047	A	1,400	Inquire with Agent	Individually metered; Tenant contacts Utility providers directly				
4895 Stone Mountain Highway Lilburn, GA 30047	D	1,400	Inquire with Agent	Individually metered; Tenant contacts Utility providers directly				

CONTACT INFORMATION

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