



# THREE TOTAL PARCEL ASSEMBLAGE

4925 LAWRENCEVILLE HIGHWAY (LILBURN, GA)

OFFERING  
MEMORANDUM



# 03

## PROPERTY OVERVIEW

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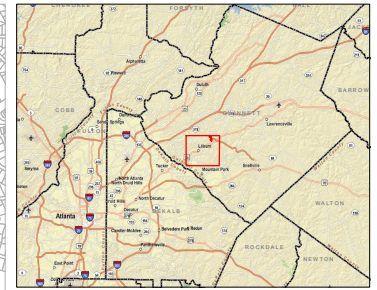
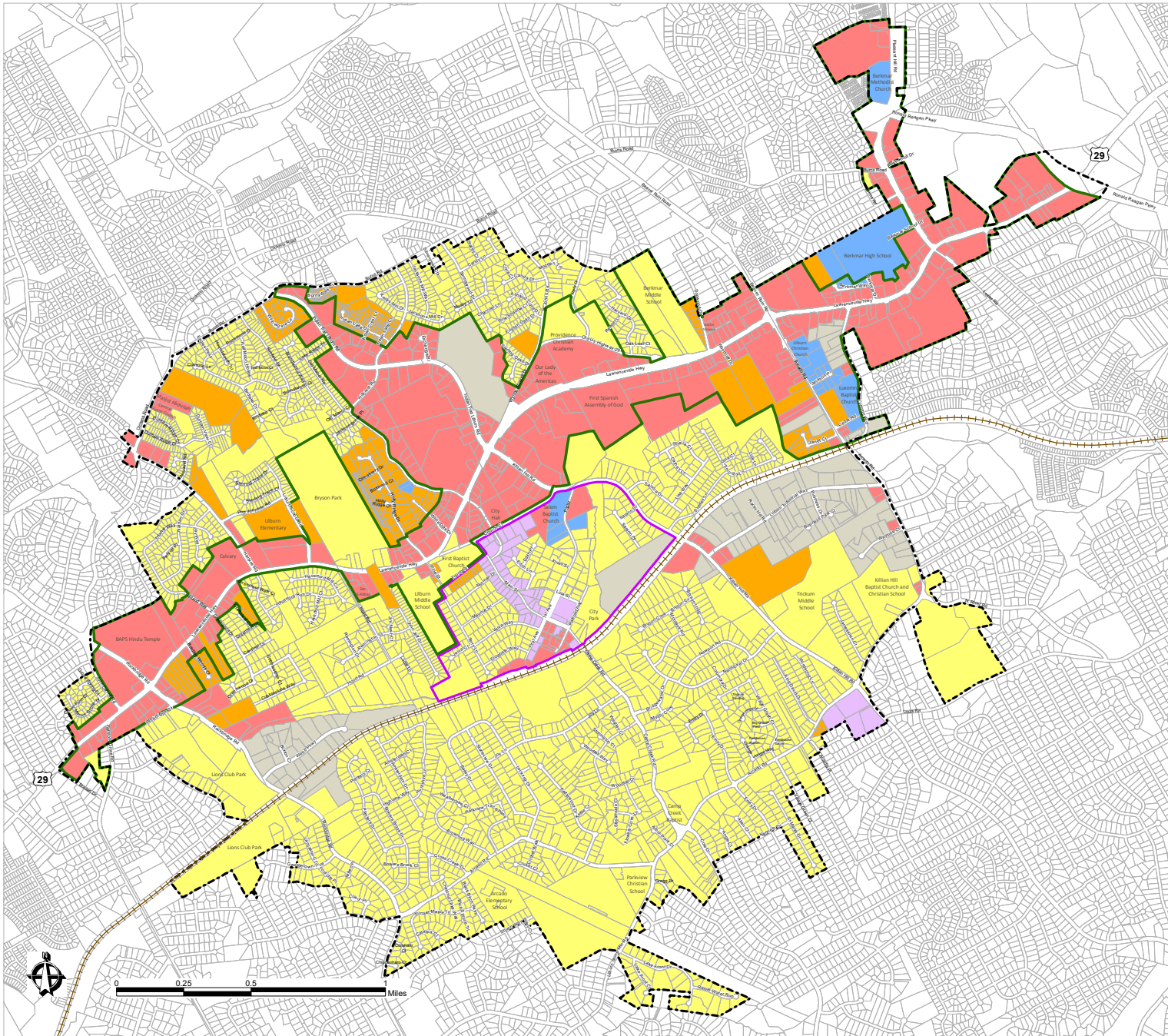
# PROPERTY OVERVIEW



- **Total Property Acreage:** 1.63 AC
- **Building Square Footage:** 4,600 SF
- **Zoning:** CB (Commercial Business)
- **Property Information:**
  - Auto Shop not included in ground lease opportunity
  - Strong visibility from Lawrenceville Hwy (+36,000 VPD)
  - Multiple ingress & egress points
  - Outdoor storage
  - Abundant parking (60 spaces)
  - Surrounded by new construction retail & residential developments
  - Located in the heart of the Lilburn market retail corridor
  - Ground Lease/Redevelopment Opportunity



# ZONING MAP - LILIBURN, GA



## LEGEND

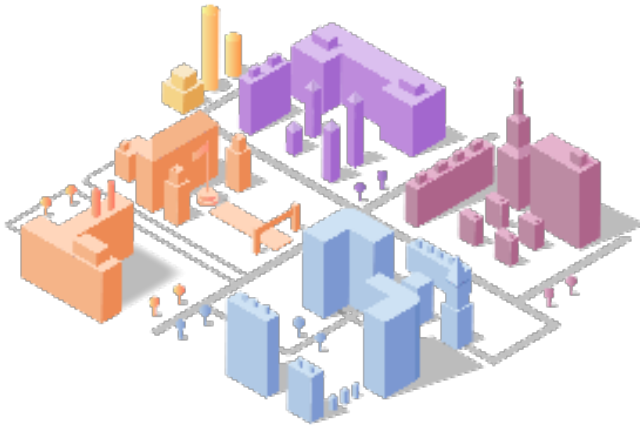
### ZONING

- CB - COMMERCIAL BUSINESS
- IA - INDUSTRIAL ACTIVITY
- O/I - OFFICE-INSTITUTIONAL
- MU - MIXED USE
- R-1 - RESIDENTIAL
- R-2 - RESIDENTIAL
- OLD TOWN OVERLAY\*
- US-29 OVERLAY
- LILBURN CITY LIMITS
- RAILROADS



Mayor: Tim Dunn  
City Clerk: Rick Badie  
Adopted by Lilburn City Council  
Last Amended on April 10, 2023.  
Pursuant to City of Lilburn Ordinance #2023-801

\*Formerly Town Center Overlay



## **Zoning Designation:** Commercial Business (CB)

**Zoning Description:** The Commercial Business district is intended to provide locations in which commercial retail, professional service, and office activities can be established so as to best serve the community and traveling public.

The CB district is also intended to accommodate redevelopment of under-utilized and/or aging commercial sites to mixed-use developments with an integrated higher density residential component.

The purpose of this district is to provide for and encourage the proper grouping, development and design management of regional and community oriented roadside uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway traffic congestion, traffic hazards, and blight along the public streets of the city. The district generally corresponds to the Comprehensive Plan Character Area designation of the "Lawrenceville Highway 29 Overlay."



## **Some of the Permitted Usages:**

- Medical Office / Urgent Care
- Day Care Center Facilities (all ages)
- Continuing Care Facilities (Independent/Nursing)
- Veterinary Clinic
- C-Store
- Drug Store
- Restaurant
- Box Retail Store
- Home Improvement Center
- Bank/Financial Facility
- Link to all Permitted Usages:
  - » [https://library.municode.com/ga/lilburn/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_APXAZOOR\\_AR-T6USSUCOTA\\_S602USTA](https://library.municode.com/ga/lilburn/codes/code_of_ordinances?nodeId=PTIICOR_APXAZOOR_AR-T6USSUCOTA_S602USTA)





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