

5314 Lilburn Stone Mountain Rd, Lilburn, GA 30047



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The McGill Co

1404 Cornell Road

Atlanta, GA 30306



Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of the Memorandum, you agree that the contents of this Memorandum are confidential, that you will hold and treat it in the strictest confidence and that you will not disclose the Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The McGill Co (“McGill”). You also agree that you will not use this Memorandum or any of its contents in any manner adverse to the interest of the Owner or McGill.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on theorizations pertaining to the general economy, market conditions, competition and other factors outside the control of the Owner or McGill. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, or other measurements should be treated as estimations and not exact figures. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are summarized. These summaries do not purport to be complete or necessarily fully exact descriptions of the agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature separately and not rely solely on the contents of the Memorandum.

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The information within this Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumption, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the Property. You and your advisors should conduct a thorough, independent review of the Property to determine to your satisfaction the suitability of the property for your needs.

Executive Summary

Address:

5314 Lilburn Stone Mountain Rd, Lilburn, GA 30047

Parcel ID:

R6099 193

Acreage:

1.3 +/-

Shape:

The total tract reflects a triangular shape. Frontage on Lilburn Stone Mountain Road (See Below).

Road Frontage:**Tract (+/- 1.3 Acres)**

+/- 246 LF along the side Lilburn Stone Mountain Road, a two-lane paved city road.

Adjacent Properties:

Property is approximately 7 minutes from Downtown Lilburn. Property is minutes from Lilburn City Park and the Camp Creek Greenway. The property is a 5 minute drive from the proposed 269 unit high quality rental residences and retail development in Lilburn's Old Town (Downtown) area, by RangeWater Real Estate.

Executive Summary

Zoning & Land Use:

Current:

The site is designated a zoning of C-1. The C-1 zoning allows for diverse commercial uses, while the potential for residential rezoning offers additional development avenues.

Description Summary

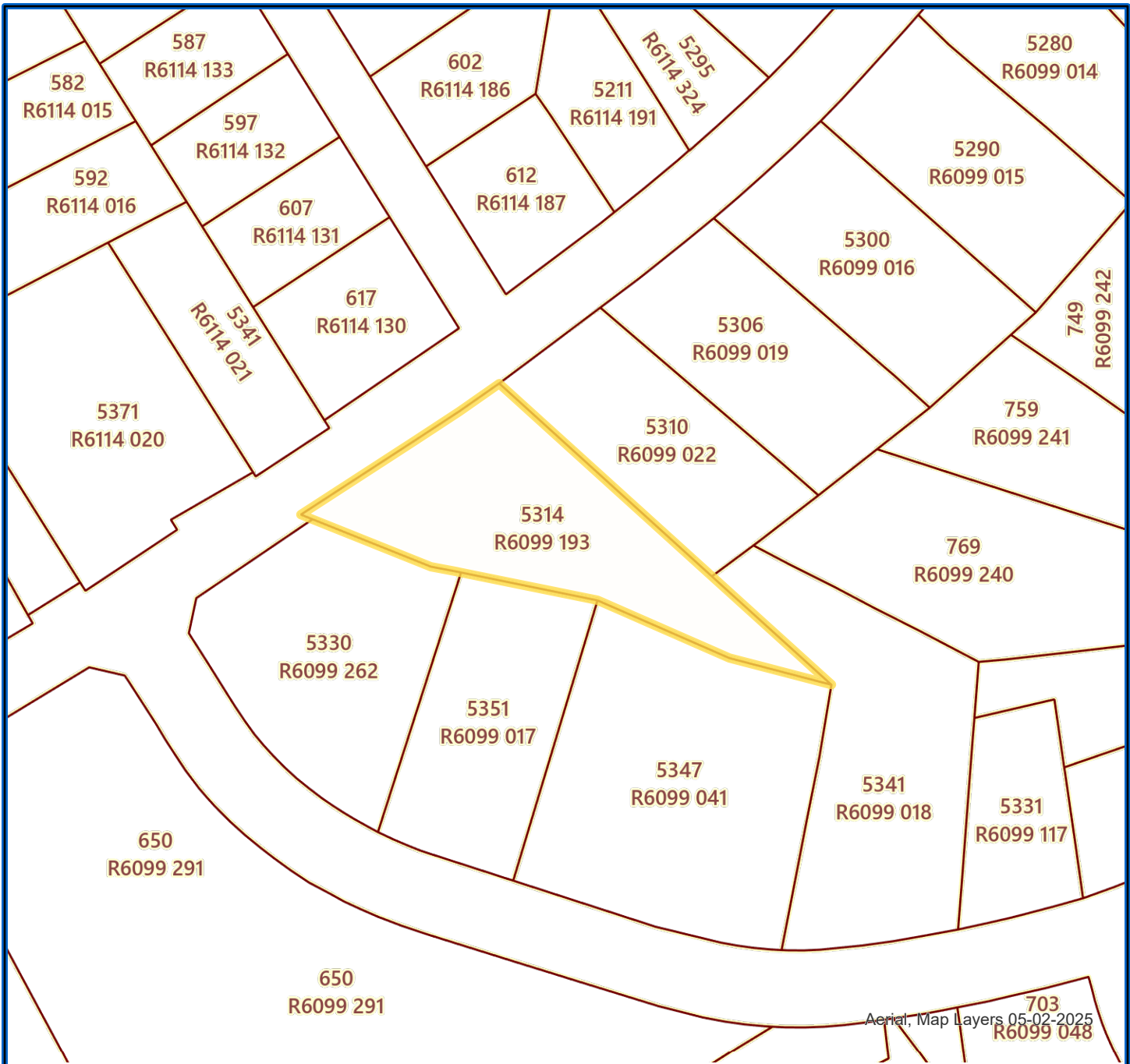
The subject property spans approximately 1.3 acres of prime commercial land.

Situated at 5314 Lilburn Stone Mountain Road in Lilburn, Georgia, this 1.3-acre parcel offers a prime opportunity for development in a high-visibility area. Zoned C-1 (Neighborhood Business District), the property is ideal for various commercial endeavors or potential residential projects. Its strategic location near the intersection of Lilburn Stone Mountain Road and Rockbridge Road places it adjacent to a vibrant neighborhood commercial district, ensuring high traffic counts and excellent exposure

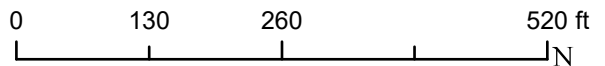
Proximity to a bustling commercial district enhances business visibility and accessibility. Located in a growing area with increasing property values and demand for both commercial and residential spaces. Detailed demographic data for 1-mile, 3-mile, and 5-mile radius is provided, along with map graphics for reference.

Parcel





Aerial, Map Layers 05-02-2025






5/12/2025



Gwinnett

8.5x11_Portrait

-  Selection(s)
-  County Boundary
-  Property Parcels

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



Land Use Map

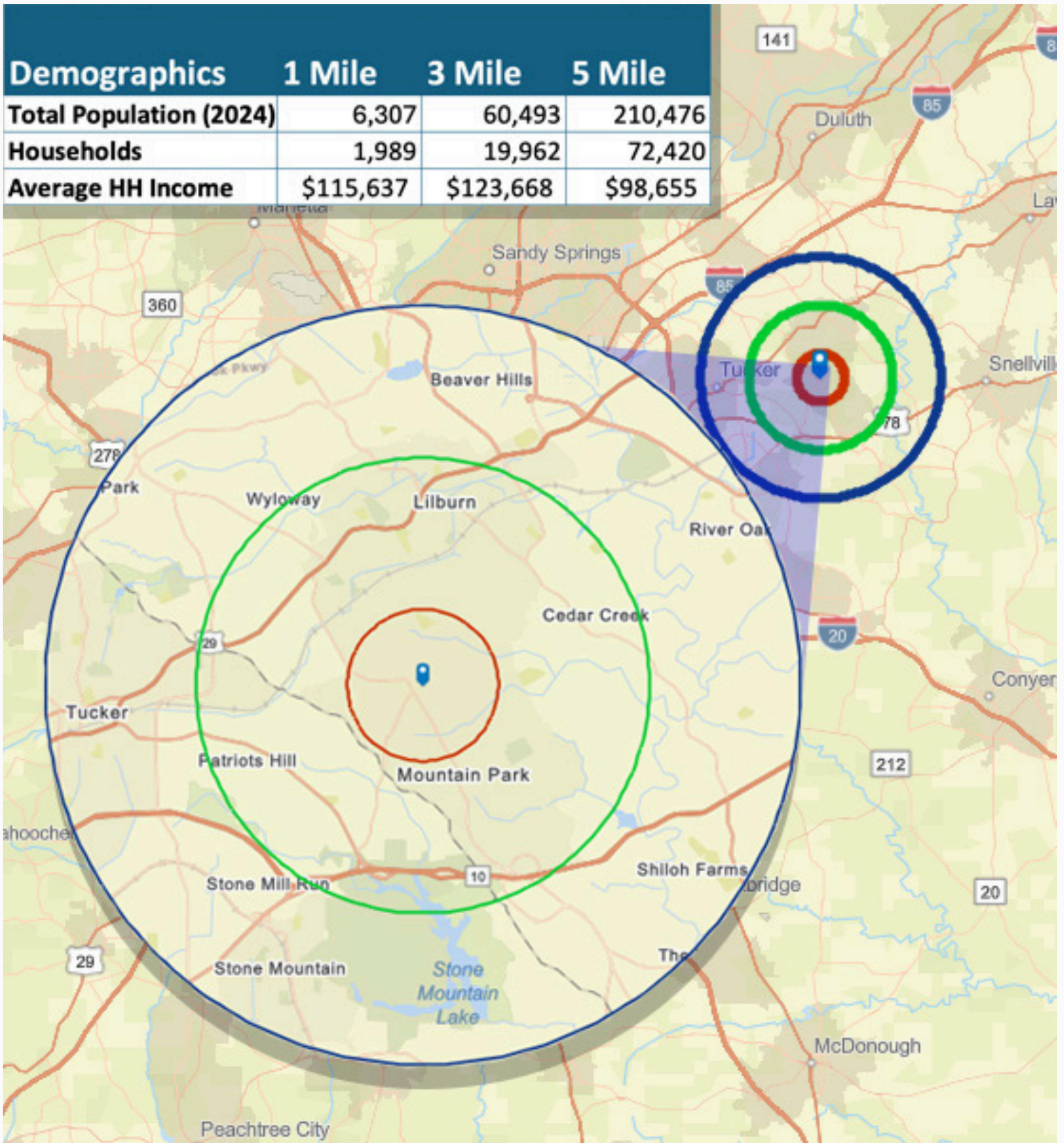


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Demographics

Demographics	1 Mile	3 Mile	5 Mile
Total Population (2024)	6,307	60,493	210,476
Households	1,989	19,962	72,420
Average HH Income	\$115,637	\$123,668	\$98,655



Demographic and Income Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

Summary	Census 2010	Census 2020	2024	2029
Population	5,142	5,892	6,307	6,488
Households	1,773	1,874	1,989	2,060
Families	1,425	1,540	1,612	1,662
Average Household Size	2.90	3.14	3.17	3.15
Owner Occupied Housing Units	1,620	1,676	1,813	1,902
Renter Occupied Housing Units	153	198	176	158
Median Age	44.4	42.4	42.5	42.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.57%	0.61%	0.38%
Households	0.70%	0.86%	0.64%
Families	0.61%	0.75%	0.56%
Owner HHs	0.96%	1.32%	0.97%
Median Household Income	2.88%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	155	7.8%	123	6.0%
\$15,000 - \$24,999	47	2.4%	31	1.5%
\$25,000 - \$34,999	105	5.3%	76	3.7%
\$35,000 - \$49,999	177	8.9%	136	6.6%
\$50,000 - \$74,999	207	10.4%	175	8.5%
\$75,000 - \$99,999	340	17.1%	330	16.0%
\$100,000 - \$149,999	427	21.5%	502	24.4%
\$150,000 - \$199,999	332	16.7%	438	21.3%
\$200,000+	198	10.0%	249	12.1%

Median Household Income	\$96,474	\$111,195
Average Household Income	\$115,637	\$134,955
Per Capita Income	\$37,302	\$43,831

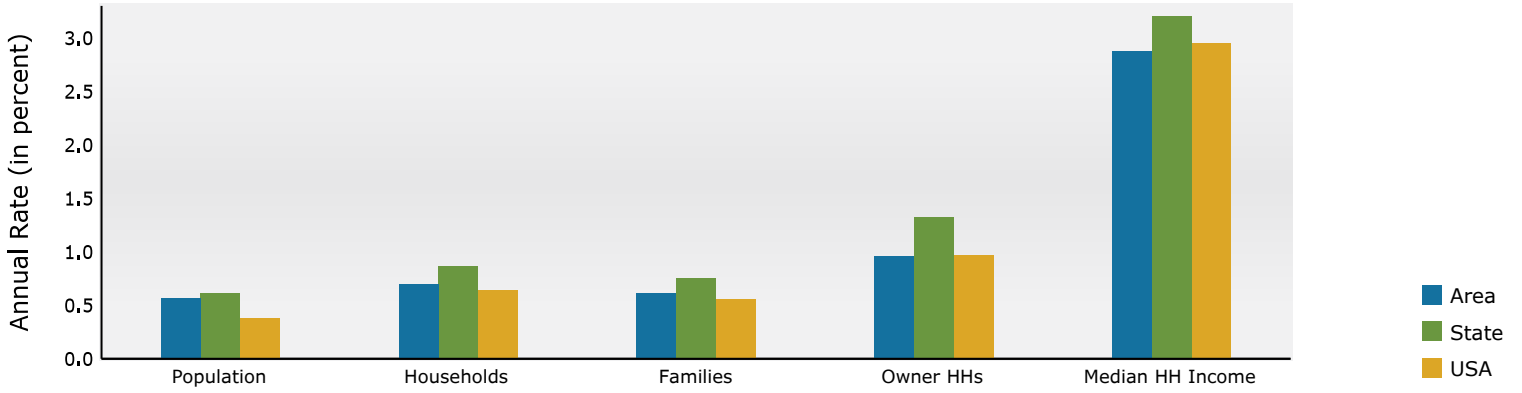
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	230	4.5%	272	4.6%	295	4.7%	316	4.9%
5 - 9	315	6.1%	386	6.6%	344	5.5%	315	4.9%
10 - 14	394	7.7%	433	7.3%	463	7.3%	394	6.1%
15 - 19	375	7.3%	456	7.7%	443	7.0%	441	6.8%
20 - 24	220	4.3%	357	6.1%	393	6.2%	362	5.6%
25 - 34	400	7.8%	529	9.0%	654	10.4%	823	12.7%
35 - 44	681	13.2%	697	11.8%	764	12.1%	762	11.7%
45 - 54	899	17.5%	784	13.3%	831	13.2%	830	12.8%
55 - 64	930	18.1%	816	13.8%	815	12.9%	786	12.1%
65 - 74	450	8.8%	730	12.4%	754	12.0%	775	11.9%
75 - 84	194	3.8%	336	5.7%	450	7.1%	548	8.4%
85+	55	1.1%	97	1.6%	102	1.6%	138	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,647	70.9%	3,020	51.3%	2,931	46.5%	2,807	43.3%
Black Alone	589	11.5%	972	16.5%	1,116	17.7%	1,175	18.1%
American Indian Alone	23	0.4%	44	0.7%	49	0.8%	52	0.8%
Asian Alone	652	12.7%	998	16.9%	1,216	19.3%	1,358	20.9%
Pacific Islander Alone	4	0.1%	3	0.1%	4	0.1%	5	0.1%
Some Other Race Alone	123	2.4%	351	6.0%	420	6.7%	473	7.3%
Two or More Races	105	2.0%	504	8.6%	571	9.1%	618	9.5%
Hispanic Origin (Any Race)	362	7.0%	771	13.1%	913	14.5%	1,012	15.6%

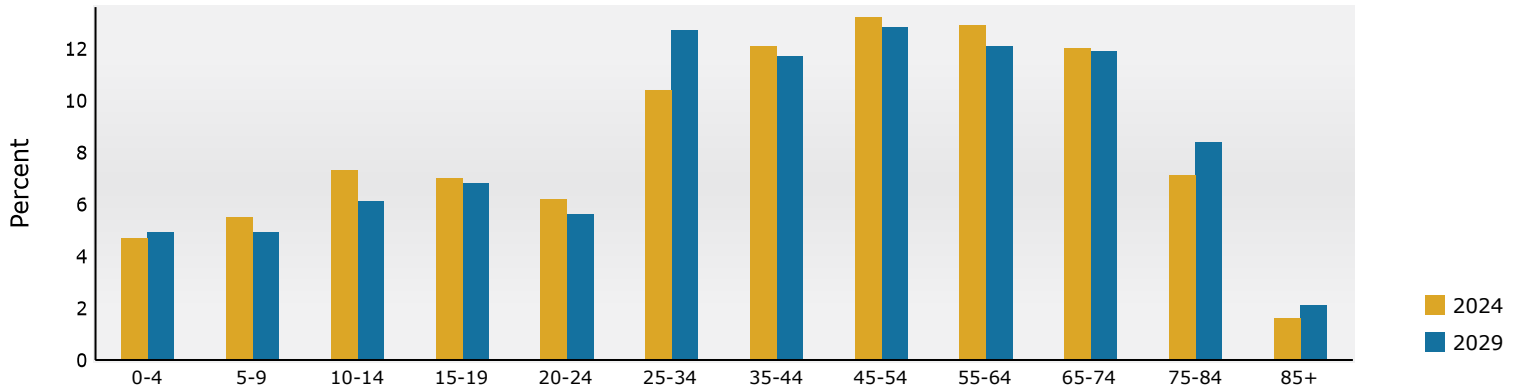
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

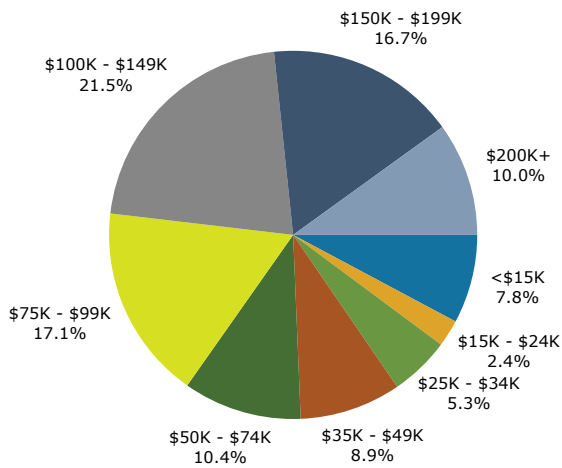
Trends 2024-2029



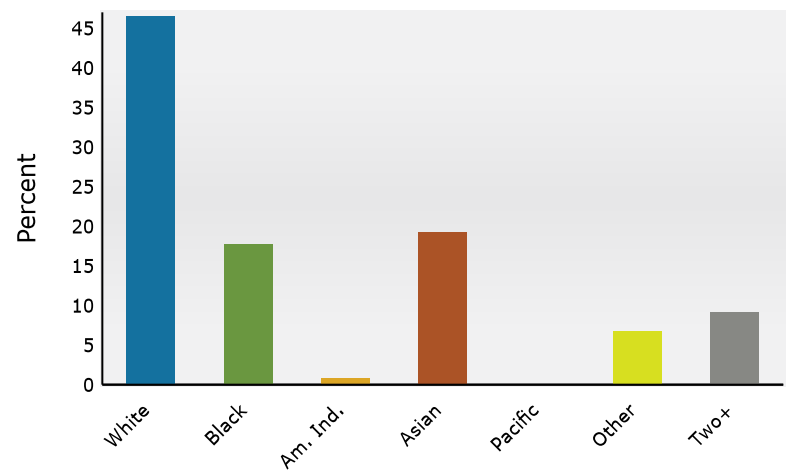
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

Summary	Census 2010	Census 2020	2024	2029
Population	50,263	58,736	60,493	61,761
Households	17,631	19,460	19,962	20,580
Families	13,635	15,344	15,479	15,858
Average Household Size	2.84	3.01	3.02	2.99
Owner Occupied Housing Units	14,608	15,411	16,227	16,788
Renter Occupied Housing Units	3,023	4,049	3,735	3,792
Median Age	40.7	40.1	40.7	41.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.42%	0.61%	0.38%
Households	0.61%	0.86%	0.64%
Families	0.48%	0.75%	0.56%
Owner HHs	0.68%	1.32%	0.97%
Median Household Income	3.04%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,059	5.3%	833	4.0%
\$15,000 - \$24,999	805	4.0%	539	2.6%
\$25,000 - \$34,999	1,070	5.4%	756	3.7%
\$35,000 - \$49,999	1,799	9.0%	1,466	7.1%
\$50,000 - \$74,999	3,137	15.7%	2,872	14.0%
\$75,000 - \$99,999	2,594	13.0%	2,686	13.1%
\$100,000 - \$149,999	3,813	19.1%	4,284	20.8%
\$150,000 - \$199,999	2,932	14.7%	3,763	18.3%
\$200,000+	2,753	13.8%	3,381	16.4%

Median Household Income	\$94,262	\$109,476
Average Household Income	\$123,668	\$143,282
Per Capita Income	\$40,700	\$47,605

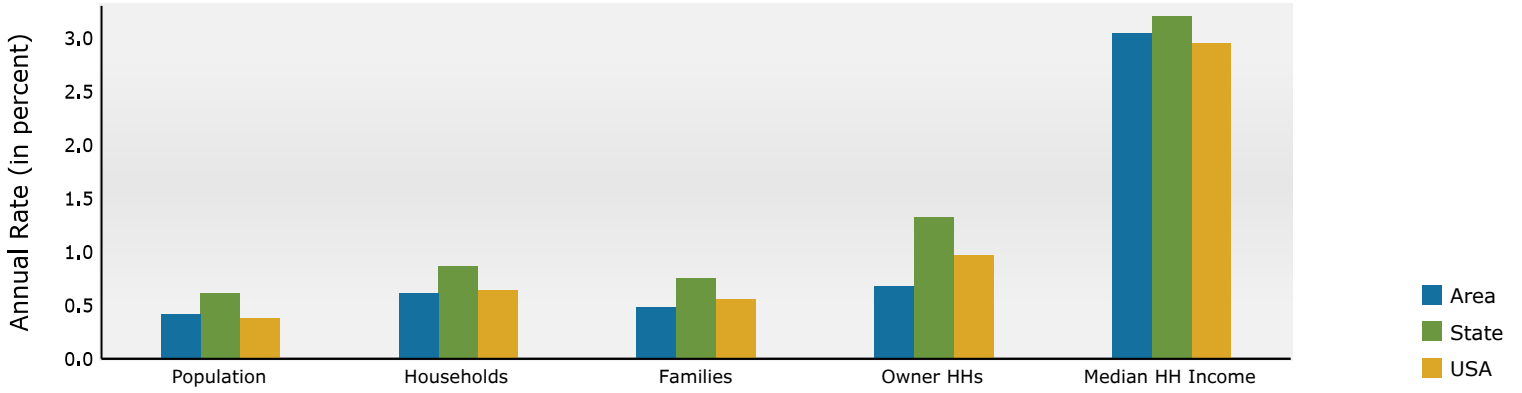
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,909	5.8%	3,215	5.5%	3,269	5.4%	3,348	5.4%
5 - 9	3,422	6.8%	3,843	6.5%	3,676	6.1%	3,431	5.6%
10 - 14	3,676	7.3%	4,446	7.6%	4,146	6.9%	3,854	6.2%
15 - 19	3,573	7.1%	4,428	7.5%	4,268	7.1%	3,912	6.3%
20 - 24	2,487	4.9%	3,432	5.8%	3,939	6.5%	3,815	6.2%
25 - 34	5,214	10.4%	6,159	10.5%	6,612	10.9%	8,125	13.2%
35 - 44	7,018	14.0%	7,784	13.3%	7,973	13.2%	7,521	12.2%
45 - 54	8,328	16.6%	8,002	13.6%	8,259	13.7%	8,173	13.2%
55 - 64	7,361	14.6%	7,907	13.5%	7,715	12.8%	7,544	12.2%
65 - 74	3,846	7.7%	5,902	10.0%	6,246	10.3%	6,689	10.8%
75 - 84	1,793	3.6%	2,840	4.8%	3,446	5.7%	4,135	6.7%
85+	637	1.3%	780	1.3%	945	1.6%	1,214	2.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	30,405	60.5%	23,737	40.4%	22,302	36.9%	21,065	34.1%
Black Alone	8,087	16.1%	11,637	19.8%	12,406	20.5%	12,934	20.9%
American Indian Alone	242	0.5%	478	0.8%	500	0.8%	514	0.8%
Asian Alone	7,470	14.9%	11,418	19.4%	12,708	21.0%	13,744	22.3%
Pacific Islander Alone	34	0.1%	27	0.0%	25	0.0%	26	0.0%
Some Other Race Alone	2,730	5.4%	6,005	10.2%	6,733	11.1%	7,324	11.9%
Two or More Races	1,295	2.6%	5,435	9.3%	5,818	9.6%	6,154	10.0%
Hispanic Origin (Any Race)	6,610	13.2%	10,997	18.7%	12,246	20.2%	13,201	21.4%

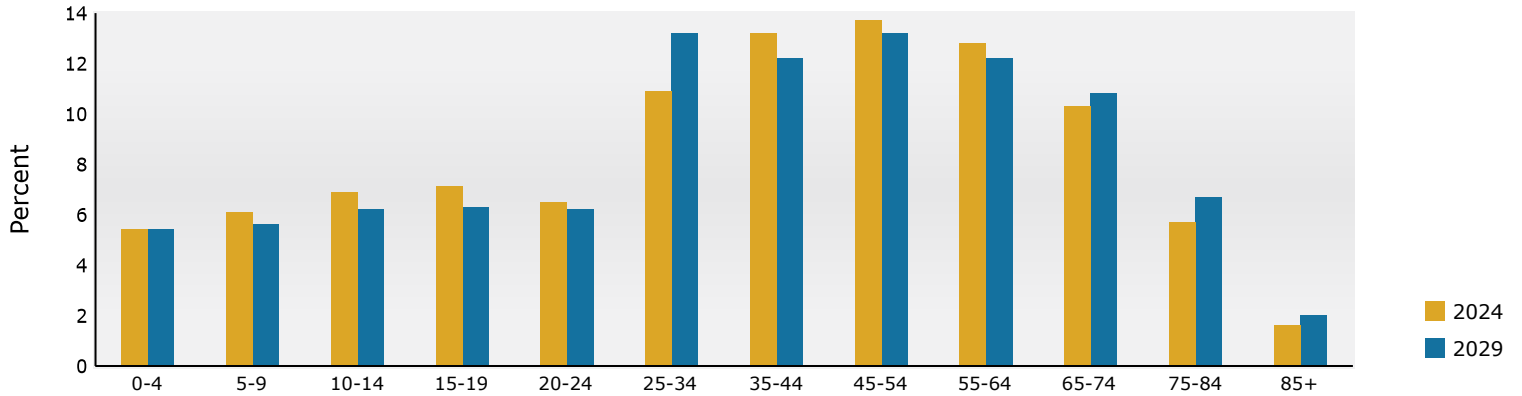
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

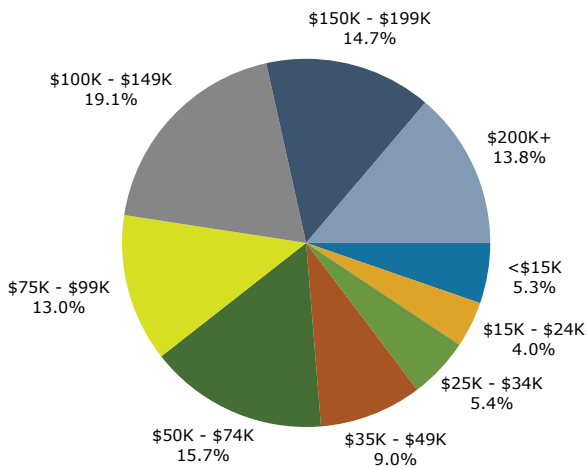
Trends 2024-2029



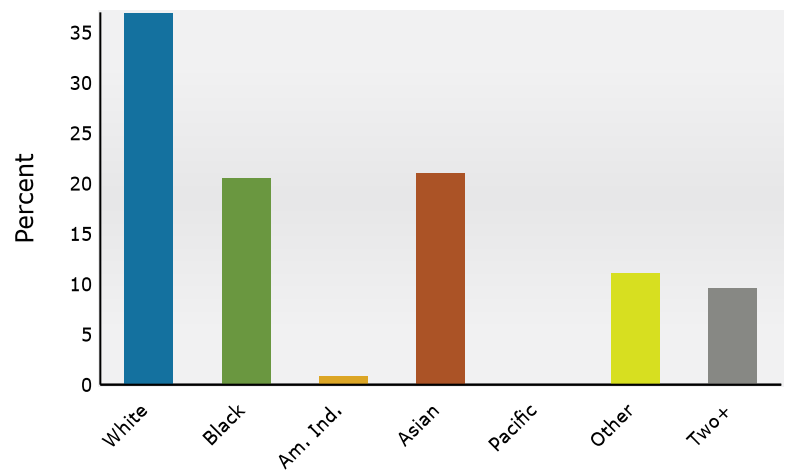
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 20.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

Summary	Census 2010	Census 2020	2024	2029
Population	185,603	208,754	210,476	213,121
Households	64,174	71,261	72,420	74,014
Families	45,321	50,544	50,329	51,136
Average Household Size	2.88	2.92	2.90	2.87
Owner Occupied Housing Units	39,444	40,926	43,601	45,719
Renter Occupied Housing Units	24,729	30,335	28,819	28,295
Median Age	33.7	35.5	36.5	37.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.25%	0.61%	0.38%
Households	0.44%	0.86%	0.64%
Families	0.32%	0.75%	0.56%
Owner HHs	0.95%	1.32%	0.97%
Median Household Income	3.41%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,960	6.8%	4,110	5.6%
\$15,000 - \$24,999	4,709	6.5%	3,379	4.6%
\$25,000 - \$34,999	5,823	8.0%	4,627	6.3%
\$35,000 - \$49,999	8,839	12.2%	7,779	10.5%
\$50,000 - \$74,999	13,194	18.2%	12,390	16.7%
\$75,000 - \$99,999	9,674	13.4%	10,369	14.0%
\$100,000 - \$149,999	12,100	16.7%	14,434	19.5%
\$150,000 - \$199,999	6,987	9.6%	9,331	12.6%
\$200,000+	6,134	8.5%	7,593	10.3%

Median Household Income	\$71,573	\$84,639
Average Household Income	\$98,655	\$115,211
Per Capita Income	\$33,917	\$39,973

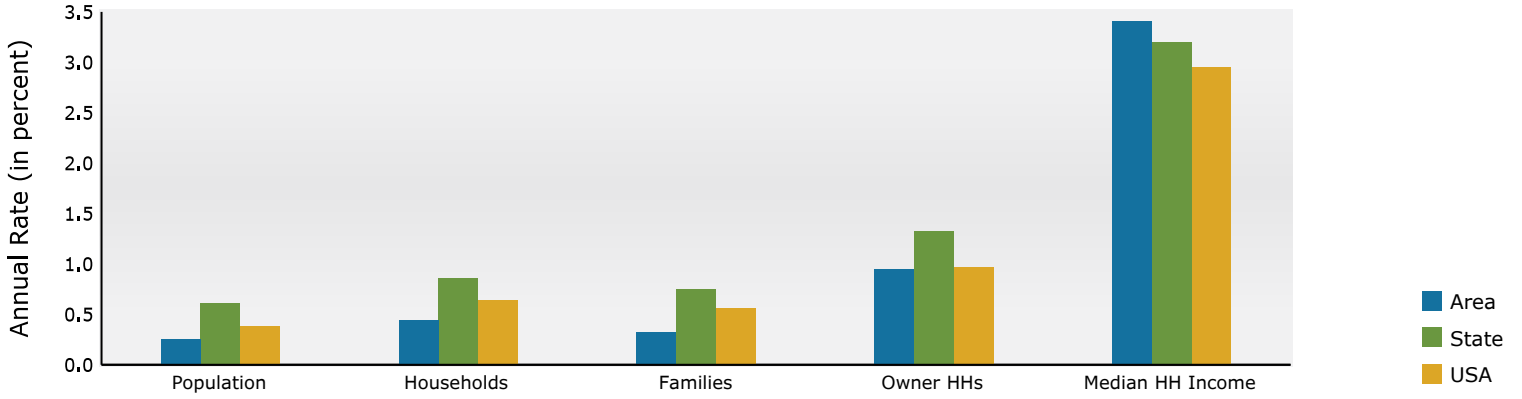
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,012	8.1%	13,847	6.6%	13,598	6.5%	13,503	6.3%
5 - 9	14,163	7.6%	14,698	7.0%	13,969	6.6%	13,114	6.2%
10 - 14	13,518	7.3%	15,756	7.5%	14,394	6.8%	13,630	6.4%
15 - 19	12,656	6.8%	14,942	7.2%	14,698	7.0%	13,932	6.5%
20 - 24	12,567	6.8%	13,755	6.6%	14,932	7.1%	15,192	7.1%
25 - 34	28,454	15.3%	29,766	14.3%	29,182	13.9%	30,631	14.4%
35 - 44	27,768	15.0%	29,573	14.2%	29,960	14.2%	29,167	13.7%
45 - 54	26,312	14.2%	26,773	12.8%	27,410	13.0%	27,311	12.8%
55 - 64	19,245	10.4%	24,296	11.6%	23,972	11.4%	23,412	11.0%
65 - 74	9,337	5.0%	15,979	7.7%	17,215	8.2%	19,371	9.1%
75 - 84	4,773	2.6%	7,052	3.4%	8,542	4.1%	10,675	5.0%
85+	1,799	1.0%	2,316	1.1%	2,605	1.2%	3,184	1.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	82,880	44.7%	58,333	27.9%	54,447	25.9%	51,287	24.1%
Black Alone	53,983	29.1%	62,837	30.1%	64,244	30.5%	65,053	30.5%
American Indian Alone	1,215	0.7%	2,476	1.2%	2,470	1.2%	2,492	1.2%
Asian Alone	19,269	10.4%	27,273	13.1%	29,301	13.9%	31,175	14.6%
Pacific Islander Alone	157	0.1%	123	0.1%	105	0.0%	106	0.0%
Some Other Race Alone	22,074	11.9%	35,735	17.1%	37,430	17.8%	39,734	18.6%
Two or More Races	6,026	3.2%	21,978	10.5%	22,479	10.7%	23,274	10.9%
Hispanic Origin (Any Race)	47,516	25.6%	60,538	29.0%	63,139	30.0%	66,405	31.2%

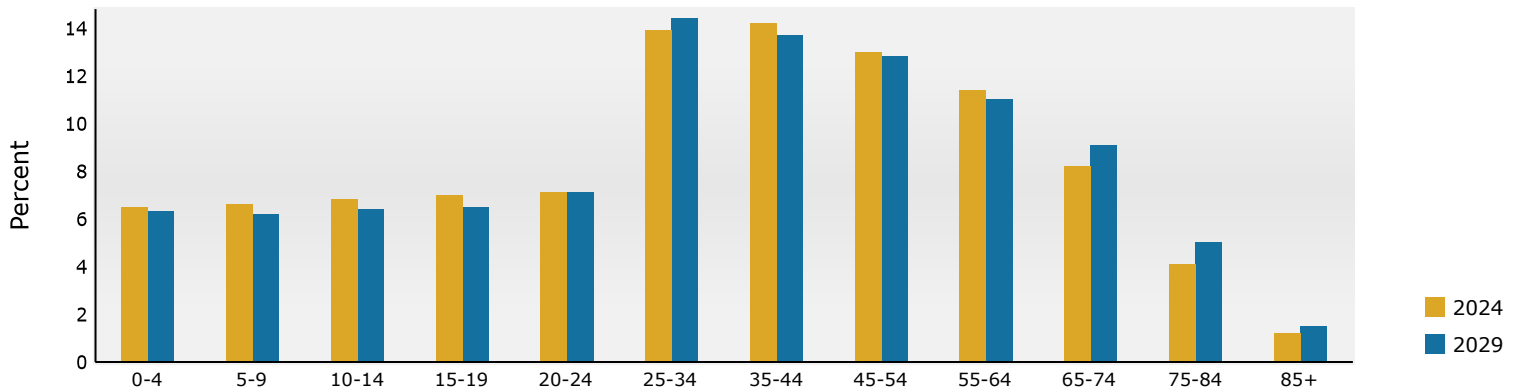
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

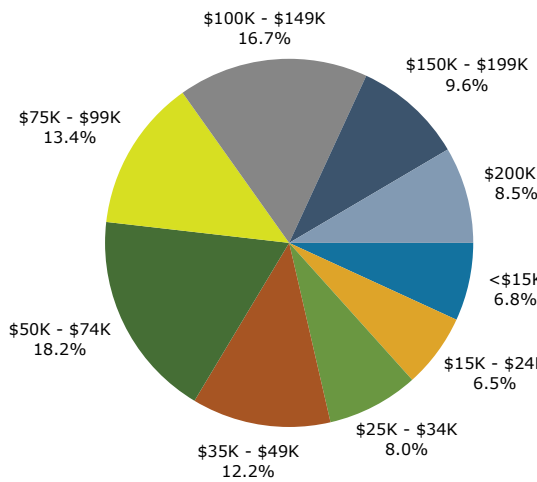
Trends 2024-2029



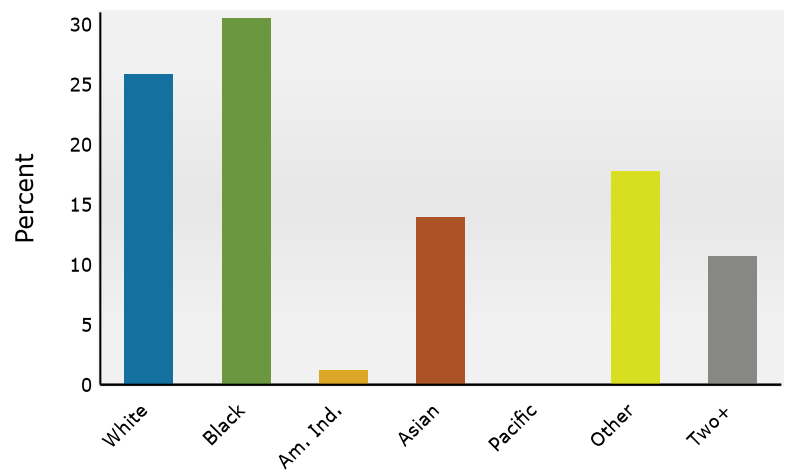
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 30.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Executive Summary

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

	1 mile	3 miles	5 miles
Population			
2010 Population	5,142	50,263	185,603
2020 Population	5,892	58,736	208,754
2024 Population	6,307	60,493	210,476
2029 Population	6,488	61,761	213,121
2010-2020 Annual Rate	1.37%	1.57%	1.18%
2020-2024 Annual Rate	1.61%	0.70%	0.19%
2024-2029 Annual Rate	0.57%	0.42%	0.25%
2020 Male Population	49.3%	49.1%	49.0%
2020 Female Population	50.7%	50.9%	51.0%
2020 Median Age	42.4	40.1	35.5
2024 Male Population	49.8%	49.8%	49.6%
2024 Female Population	50.2%	50.2%	50.4%
2024 Median Age	42.5	40.7	36.5

In the identified area, the current year population is 210,476. In 2020, the Census count in the area was 208,754. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 213,121 representing a change of 0.25% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	46.5%	36.9%	25.9%
2024 Black Alone	17.7%	20.5%	30.5%
2024 American Indian/Alaska Native Alone	0.8%	0.8%	1.2%
2024 Asian Alone	19.3%	21.0%	13.9%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	6.7%	11.1%	17.8%
2024 Two or More Races	9.1%	9.6%	10.7%
2024 Hispanic Origin (Any Race)	14.5%	20.2%	30.0%

Persons of Hispanic origin represent 30.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	106	121	84
2010 Households	1,773	17,631	64,174
2020 Households	1,874	19,460	71,261
2024 Households	1,989	19,962	72,420
2029 Households	2,060	20,580	74,014
2010-2020 Annual Rate	0.56%	0.99%	1.05%
2020-2024 Annual Rate	1.41%	0.60%	0.38%
2024-2029 Annual Rate	0.70%	0.61%	0.44%
2024 Average Household Size	3.17	3.02	2.90

The household count in this area has changed from 71,261 in 2020 to 72,420 in the current year, a change of 0.38% annually. The five-year projection of households is 74,014, a change of 0.44% annually from the current year total. Average household size is currently 2.90, compared to 2.92 in the year 2020. The number of families in the current year is 50,329 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	25.8%	25.8%	31.4%
Median Household Income			
2024 Median Household Income	\$96,474	\$94,262	\$71,573
2029 Median Household Income	\$111,195	\$109,476	\$84,639
2024-2029 Annual Rate	2.88%	3.04%	3.41%
Average Household Income			
2024 Average Household Income	\$115,637	\$123,668	\$98,655
2029 Average Household Income	\$134,955	\$143,282	\$115,211
2024-2029 Annual Rate	3.14%	2.99%	3.15%
Per Capita Income			
2024 Per Capita Income	\$37,302	\$40,700	\$33,917
2029 Per Capita Income	\$43,831	\$47,605	\$39,973
2024-2029 Annual Rate	3.28%	3.18%	3.34%
GINI Index			
2024 Gini Index	35.5	36.7	39.9

Households by Income

Current median household income is \$71,573 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$84,639 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$98,655 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$115,211 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,917 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,973 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	94	94	77
2010 Total Housing Units	1,873	18,811	70,902
2010 Owner Occupied Housing Units	1,620	14,608	39,444
2010 Renter Occupied Housing Units	153	3,023	24,729
2010 Vacant Housing Units	100	1,180	6,728
2020 Total Housing Units	1,947	20,179	75,139
2020 Owner Occupied Housing Units	1,676	15,411	40,926
2020 Renter Occupied Housing Units	198	4,049	30,335
2020 Vacant Housing Units	60	718	3,868
2024 Total Housing Units	2,042	20,597	76,140
2024 Owner Occupied Housing Units	1,813	16,227	43,601
2024 Renter Occupied Housing Units	176	3,735	28,819
2024 Vacant Housing Units	53	635	3,720
2029 Total Housing Units	2,117	21,251	77,988
2029 Owner Occupied Housing Units	1,902	16,788	45,719
2029 Renter Occupied Housing Units	158	3,792	28,295
2029 Vacant Housing Units	57	671	3,974
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.6	50.5	45.1

Currently, 57.3% of the 76,140 housing units in the area are owner occupied; 37.9%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 75,139 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$359,269, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.90% annually to \$394,755.

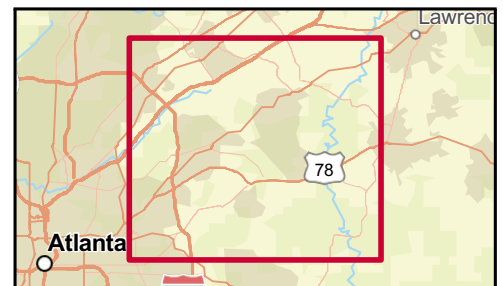
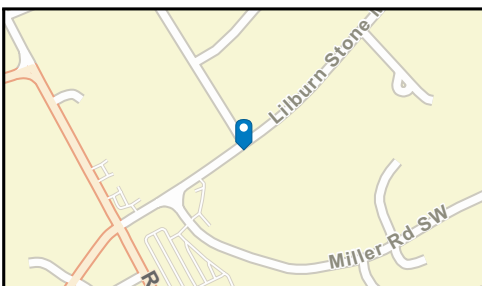
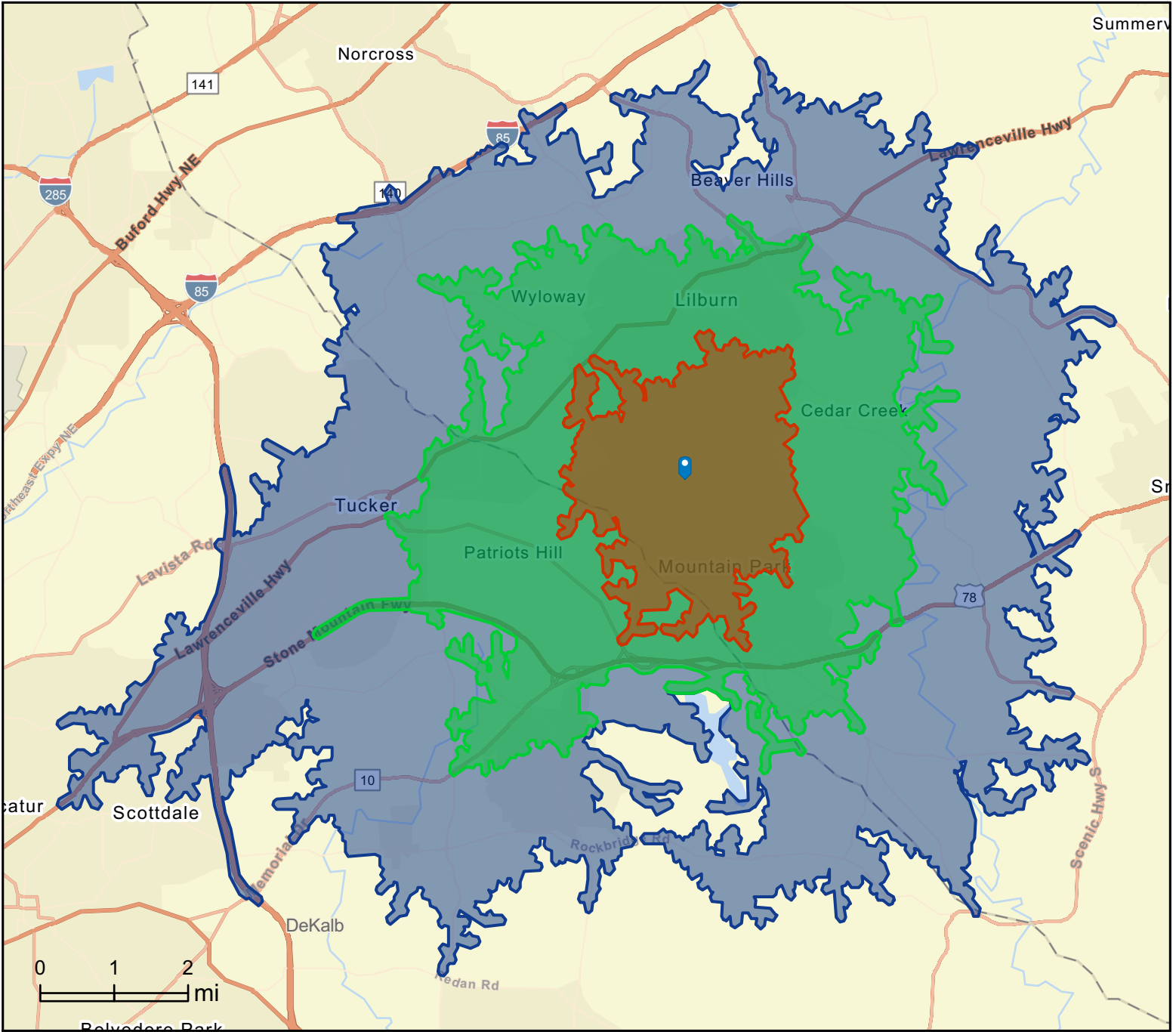
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Site Map

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Drive time: 5, 10, 15 minute radii

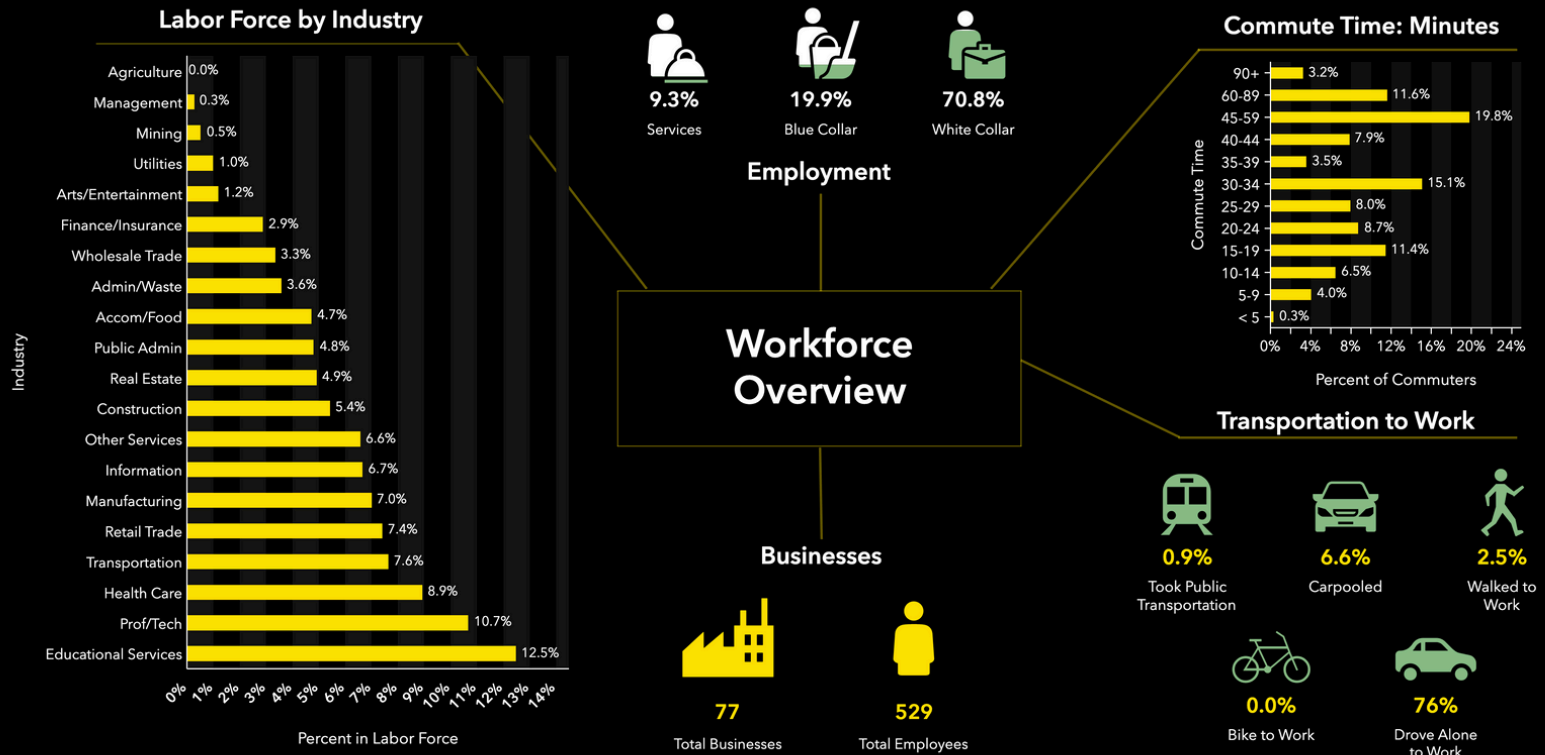
Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949



Economic Development Profile

Economic Development Profile

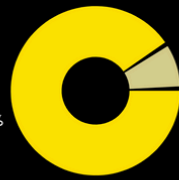
5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring of 1 mile



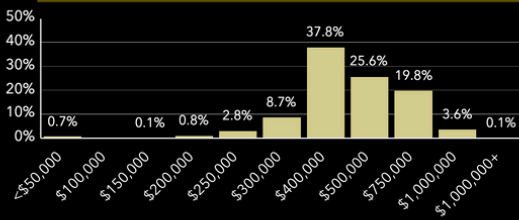
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

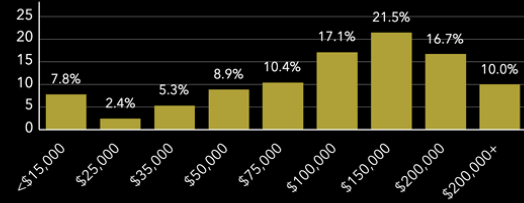
Home Ownership



Home Value

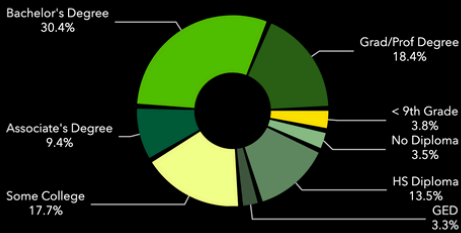


Household Income



Community Overview

Educational Attainment



Tapestry segments

	5A Comfortable Empty Nesters 1,143 households	57.5% of Households	▼
	1D Savvy Suburbanites 518 households	26.0% of Households	▼
	4B Home Improvement 328 households	16.5% of Households	▼

Key Facts

2,042 Total Housing Units	94 Housing Affordability Index	190 Households Below the Poverty Level
42.5 Median Age	\$78,288 Median Disposable Income	6,307 Total Population
106 Wealth Index	78 Diversity Index	34 Total Crime Index

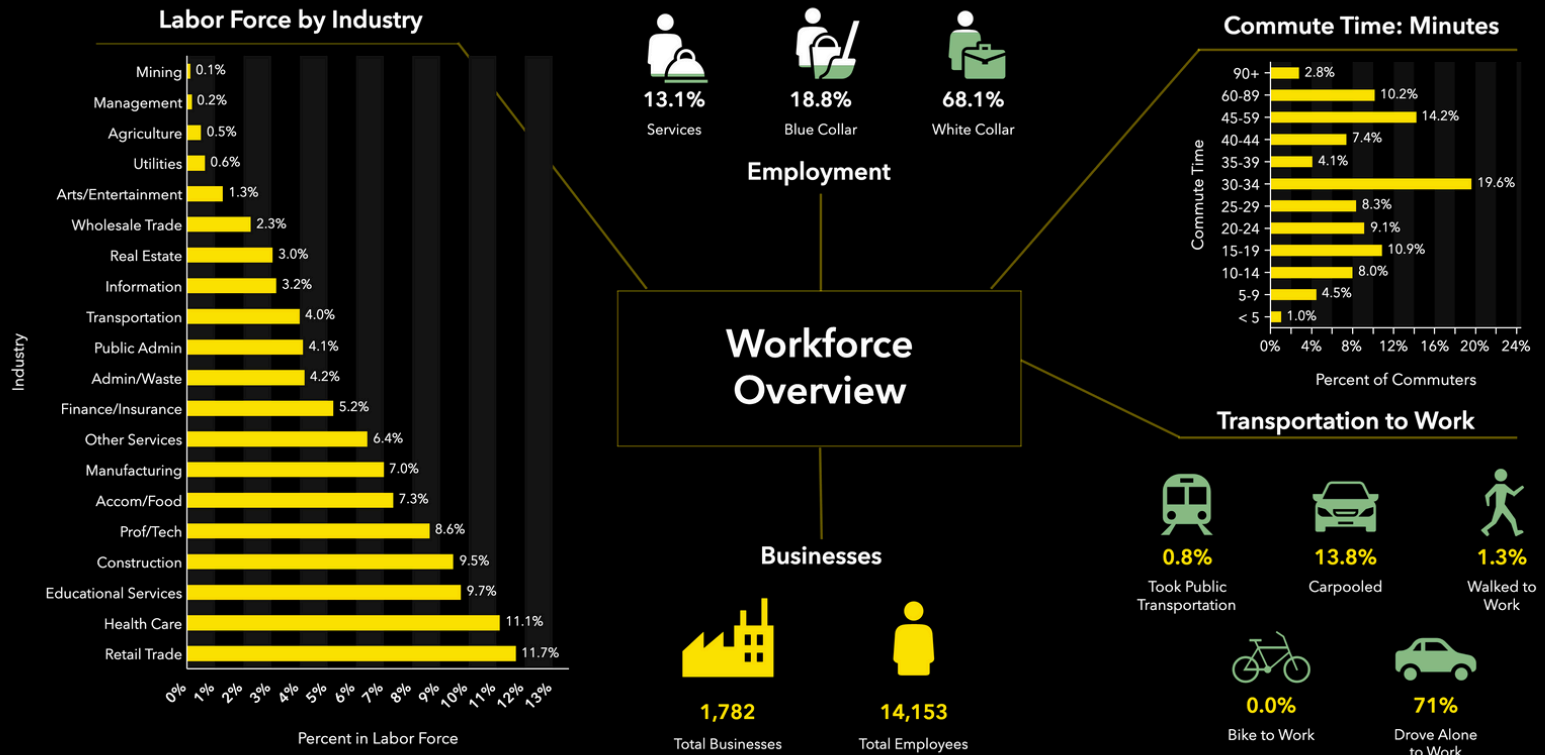
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

Economic Development Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047

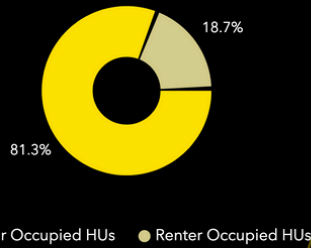
Ring of 3 miles



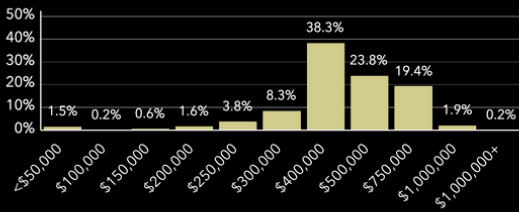
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Economic Development Profile

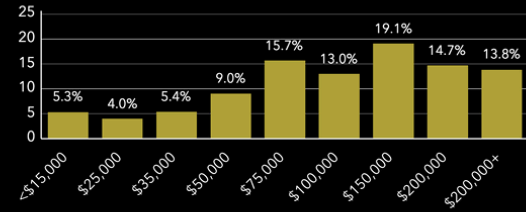
Home Ownership



Home Value

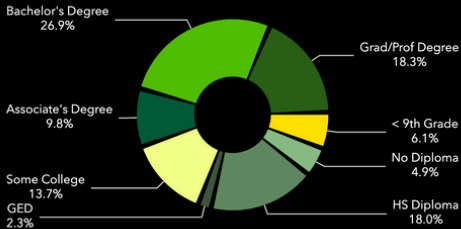


Household Income



Community Overview

Educational Attainment



Key Facts

20,597 Total Housing Units	94 Housing Affordability Index	1,522 Households Below the Poverty Level
40.7 Median Age	\$76,547 Median Disposable Income	60,493 Total Population
121 Wealth Index	84 Diversity Index	66 Total Crime Index

Tapestry segments

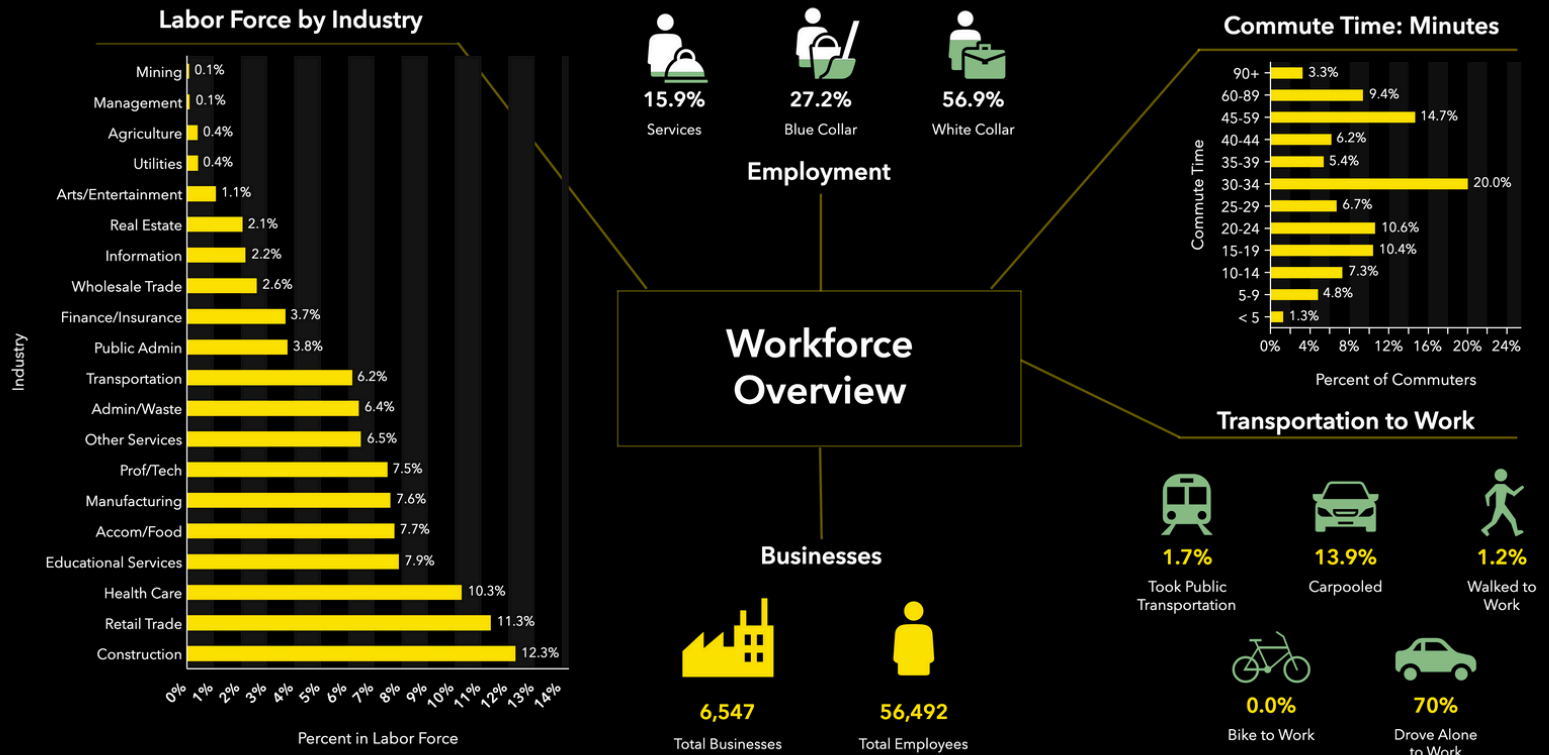
4B	Home Improvement 4,623 households	23.2% of Households	▼
1D	Savvy Suburbanites 2,920 households	14.6% of Households	▼
5A	Comfortable Empty Nesters 2,002 households	10.0% of Households	▼

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

Economic Development Profile

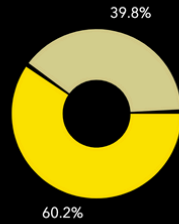
5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring of 5 miles



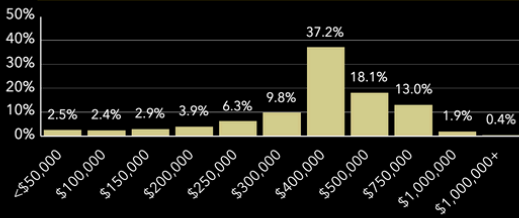
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Economic Development Profile

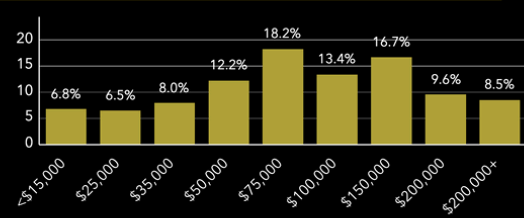
Home Ownership



Home Value



Household Income



Community Overview

Educational Attainment



Key Facts

76,140 Total Housing Units	77 Housing Affordability Index	8,365 Households Below the Poverty Level
36.5 Median Age	\$57,543 Median Disposable Income	210,476 Total Population
84 Wealth Index	87 Diversity Index	88 Total Crime Index

Tapestry segments

4B	Home Improvement 9,674 households	13.4% of Households
13C	NeWest Residents 9,642 households	13.3% of Households
7C	Urban Edge Families 8,604 households	11.9% of Households

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

What's in My Community?



What's in My Community?

Places that make your life richer and community better

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

What's in My Community?



What's in My Community?

Places that make your life richer and community better

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
3 miles



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What's in My Community?



What's in My Community?

Places that make your life richer and community better

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
5 miles



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FOR SALE

\$225,500.00



5314 Lilburn Stone Mountain Rd, Lilburn, GA 30047