

Warehouse/Retail Space For Sale or Lease - 11,492 SF

4664 Lawrenceville Hwy NW Lilburn, GA 30047



FOR MORE INFORMATION CONTACT:

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PROPERTY FACTS



11,492 SF
Available



WAREHOUSE/RETAIL
Property Type



3,060 SF
Office Space



0.98 AC
Lot Size



2
Dock High



2
Drive Ins



1 STORY
Building Height



30 SPACES
Parking



1983
Year Built

LOCATION HIGHLIGHTS

- Situated in the heart of Lilburn's growing commercial corridor, this property benefits from a thriving business environment and increasing consumer demand.
- Positioned along the highly traveled Lawrenceville Hwy, this property offers outstanding visibility and exposure to thousands of daily commuters. The constant flow of traffic ensures maximum exposure for businesses looking to attract customers and build brand awareness.
- Conveniently located with quick access to major thoroughfares, including I-85 and US-29, this site allows for seamless connectivity to key markets across Gwinnett County and the greater Atlanta area.
- This property is nestled among a diverse mix of established retail stores, restaurants, and service-oriented businesses, creating a built-in customer base and synergy for potential tenants.
- Lilburn is a rapidly growing market with a strong local economy, making it an attractive location for businesses looking to capitalize on increasing demand.

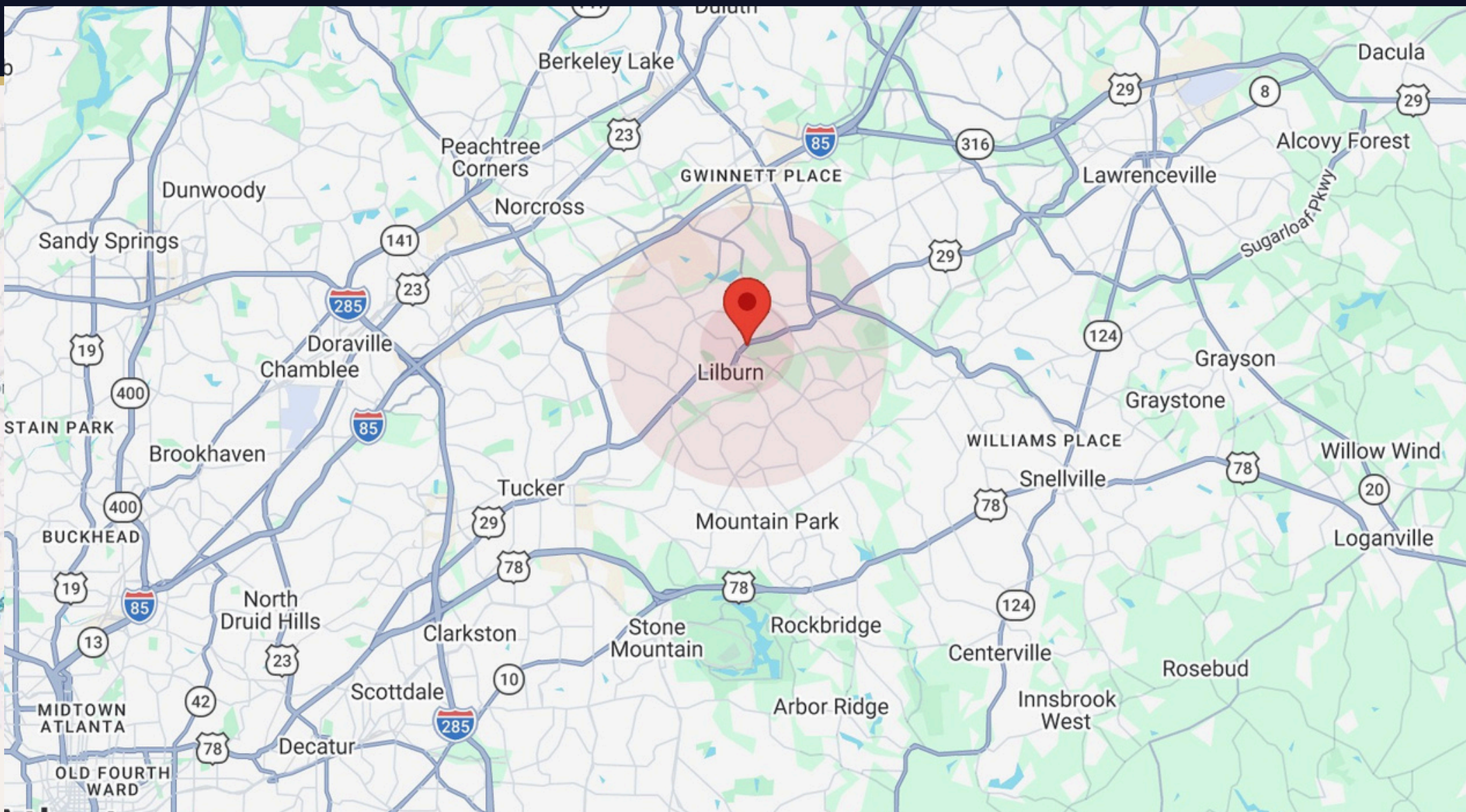


INTERIOR PHOTOS



OFFICE PHOTOS





👤 TOTAL POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------------|---------------|----------------|
| 8,484 | 93,895 | 265,415 |

🏠 MEDIAN HH INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------------|-----------------|-----------------|
| \$62,867 | \$69,754 | \$70,789 |

🏠 TOTAL HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------------|---------------|---------------|
| 2,807 | 31,441 | 94,721 |

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