

FOR SALE *4844 Lawrenceville Highway
Lilburn, Georgia 30047*

2,400 SF | 0.38 AC Available

DTSPADE

SPECIALIZED REAL ESTATE



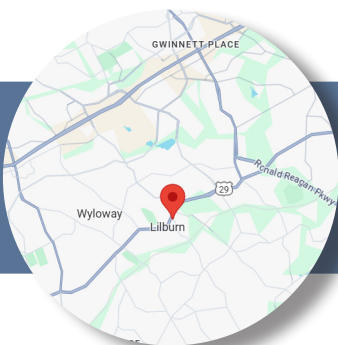
PROPERTY OVERVIEW

Situated on a prominent stretch of Lawrenceville Highway in Lilburn, GA, this 2,400 SF retail property presents a rare investment opportunity.

Occupying a 0.38-acre lot, the building has been home to a single tenant for over two decades, who operates a business with a 40-year legacy. With two years remaining on the current lease, investors can anticipate immediate, stable cash flow. The property's strategic location near national retailers like Chick-Fil-A, Chipotle, and Advance Auto Parts ensures high visibility and consistent traffic.

PROPERTY HIGHLIGHTS

- Zoning: CB (Commercial Business)
- Single tenant with a 20-year occupancy history; 2 years remaining on lease
- Tenant operates a 40-year-old business serving major clients across metro Atlanta
- HVAC system installed in 2018
- Septic system drainage lines replaced in 2019
- Roof treated with silicone coating in 2024
- High-traffic corridor with proximity to national retailers
- Excellent frontage on Lawrenceville Highway
- 37,336 AADT

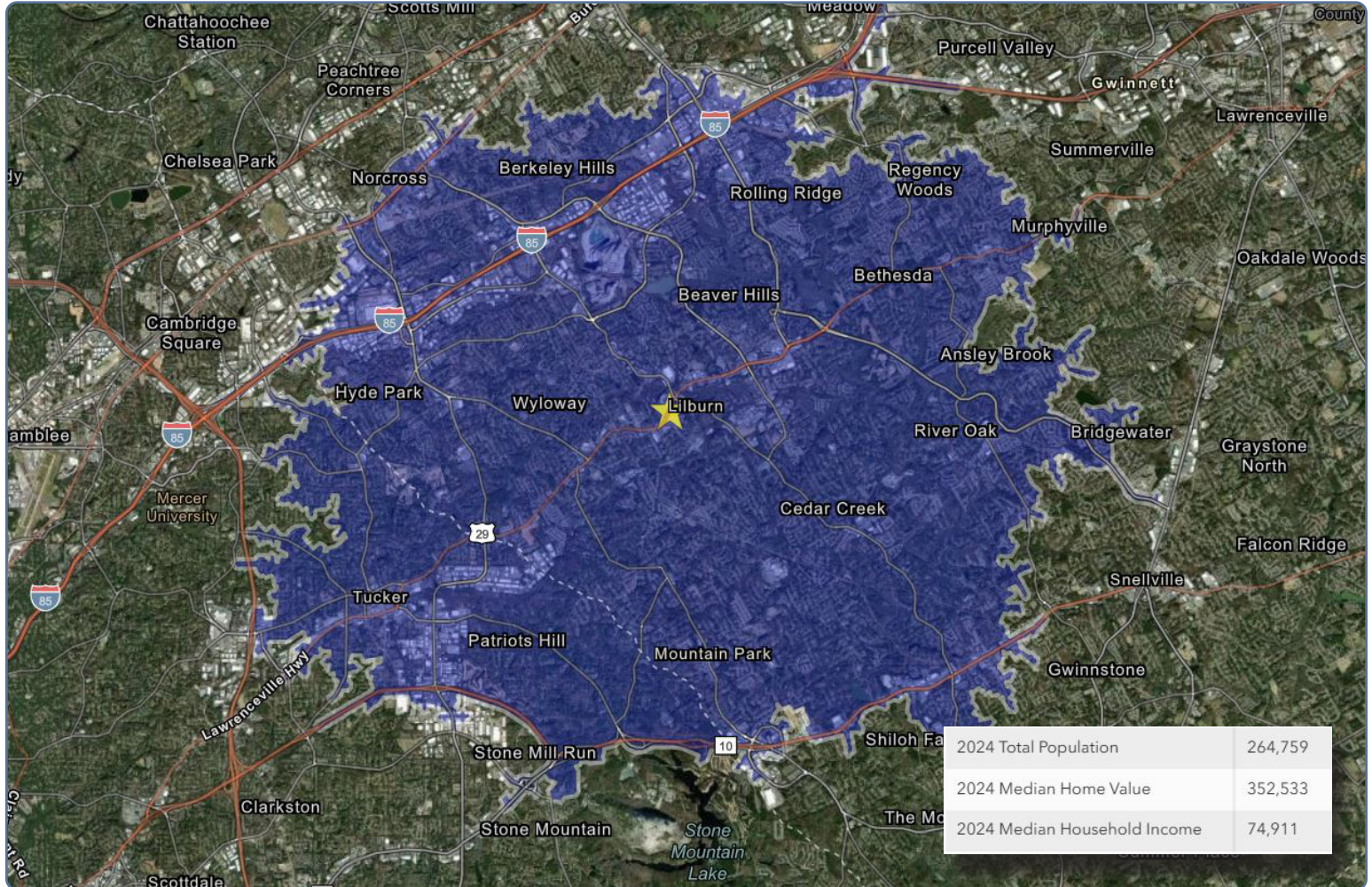


*Lilburn Submarket
Location.*

Call for more information!

CONTACT

Cordera Mitchell
Senior Brokerage Partner
cordera.mitchell@dtspade.com
c. 404.585.0558

15 Minute Drive-time**INVESTMENT CONSIDERATIONS**

- **Stable Income:** Long-term tenant provides consistent rental income with minimal management required.
- **Value-Add Potential:** Opportunity to renegotiate lease terms or reposition the property upon lease expiration.
- **Strategic Location:** Situated in a growing commercial area with increasing demand for retail spaces.
- **Tenant's Business Strength:** The tenant's established presence and client base, including major Atlanta landmarks, underscore the business's stability.

LOCATION OVERVIEW

Lilburn, located in Gwinnett County, is part of the Atlanta metropolitan area. The city boasts a diverse population and a thriving local economy. Lawrenceville Highway serves as a major arterial road, connecting Lilburn to other key areas in the region. The property's location on this highway ensures high visibility and accessibility, making it an attractive spot for retail businesses.

CONTACT

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