

FOR SALE 4844 Lawrenceville Highway
Lilburn, Georgia 30047

2,400 SF Available

DTSPADE

SPECIALIZED REAL ESTATE



PROPERTY OVERVIEW

Situated on a prime stretch of Lawrenceville Highway, this 2,400 SF commercial property offers a rare blend of real estate and business value. Zoned CB and positioned near national retailers like Chick-Fil-A, Chipotle, and Advance Auto Parts, the location benefits from exceptional traffic volume and visibility. The building has received key upgrades over the past several years, including a new HVAC system (2018), new drainage lines for the septic system (2019), and a silicone-coated roof (2024).

Adding to the value, the property includes a well-established business with a 40-year track record, servicing high-profile clients across metro Atlanta—including major stadiums and parking infrastructure firms. With a long-time tenant in place and built-in operational cash flow, this listing presents a compelling opportunity for both investors and owner-users.

PROPERTY HIGHLIGHTS

- 2,400 SF building on Lawrenceville Highway
- Zoned CB – Commercial Business
- Extremely high traffic corridor near major national retailers
- Business included in sale – 40-year operating history
- Clients include Atlanta Braves Stadium and top parking garage firms
- New HVAC (2018), septic drainage lines (2019), and silicone roof coat (2024)
- Long-term 20-year tenant in place
- Excellent visibility and retail-adjacent positioning



**Lilburn Submarket
Location.**

Call for more information!

CONTACT

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