

LAND FOR SALE

# 19.11 ACRE LAND PARCEL

INDIAN TRAIL LILBURN ROAD, LILBURN, GA 30047

KILLIAN HILL RD

LAWRENCEVILLE HWY

INDIAN TRAIL LILBURN RD

HILL CREST RD

**EDGAR HERNANDEZ**

Senior Associate

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Ackerman & Co.



# Disclaimer

**Ackerman & Co** ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The proforma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such proforma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the proforma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

***Property walk throughs are to be conducted by appointment only.***

***Contact Broker for additional information.***

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# Executive Summary

**Ackerman & Co** is pleased to present for sale **19.11 acres along Indian Trail Lilburn Rd & Hillcrest Rd in Lilburn, GA**. This undeveloped, commercial land parcel presents an exceptional opportunity in Gwinnett County's thriving market. The property offers unparalleled potential. Indian Trail Lilburn Road boasts a daily traffic count exceeding 22,000 vehicles, ensuring maximum exposure for your development.

The property's proximity to the vibrant Old Town Lilburn district, complete with a strong residential base and new city hall, creates a compelling market for a variety of commercial developments. Gwinnett County's sustained population and economic growth fuel a robust demand for commercial spaces. An existing access easement along Indian Trail Lilburn Road provides convenient ingress and egress to the site.

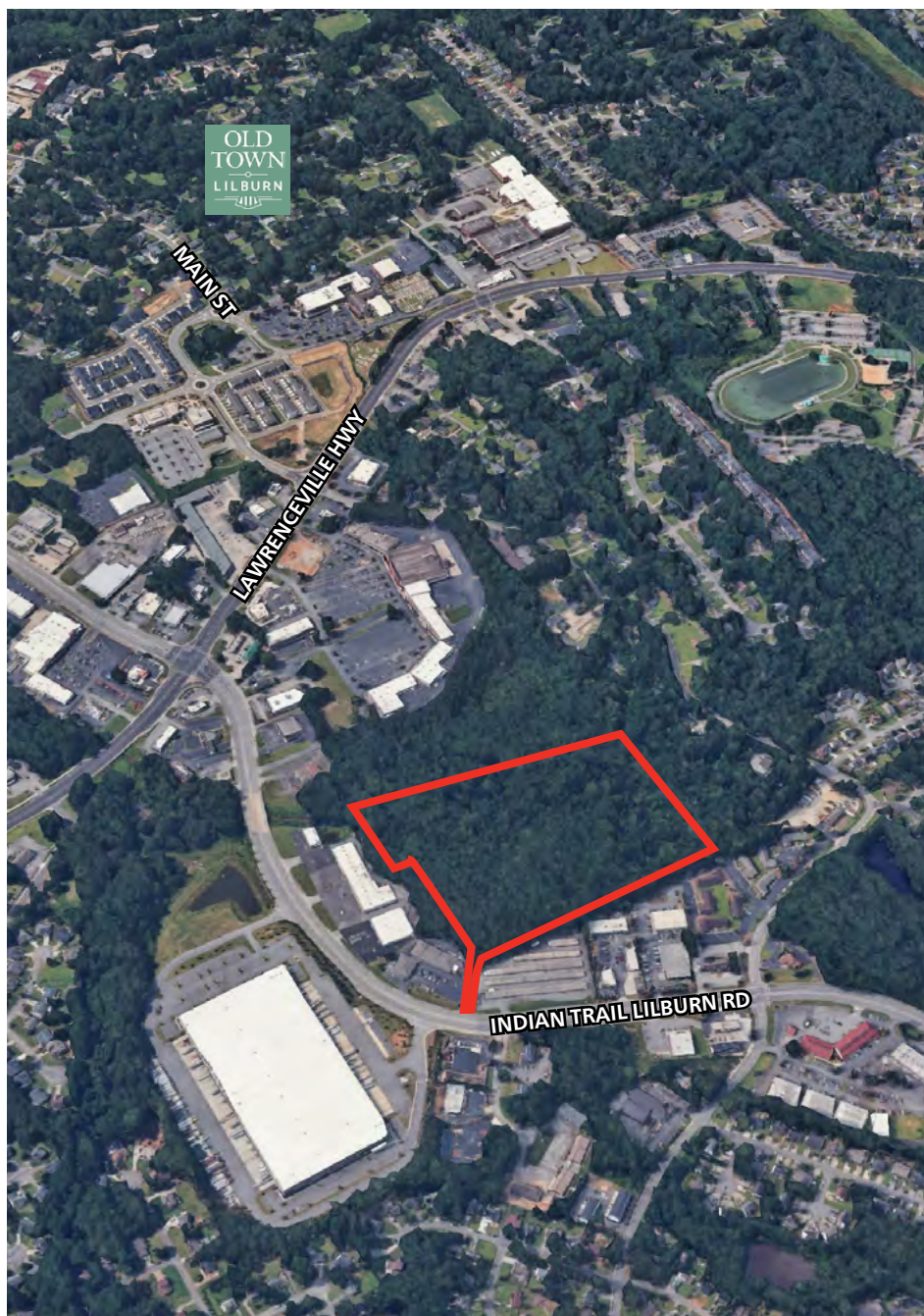
With flexible commercial zoning, this land offers developers the freedom to explore a wide range of possibilities including retail, entertainment, or self storage projects. Capitalize on Lilburn's upward trajectory by transforming this property into a landmark development that will shape the community's future.

## PROPERTY INFORMATION

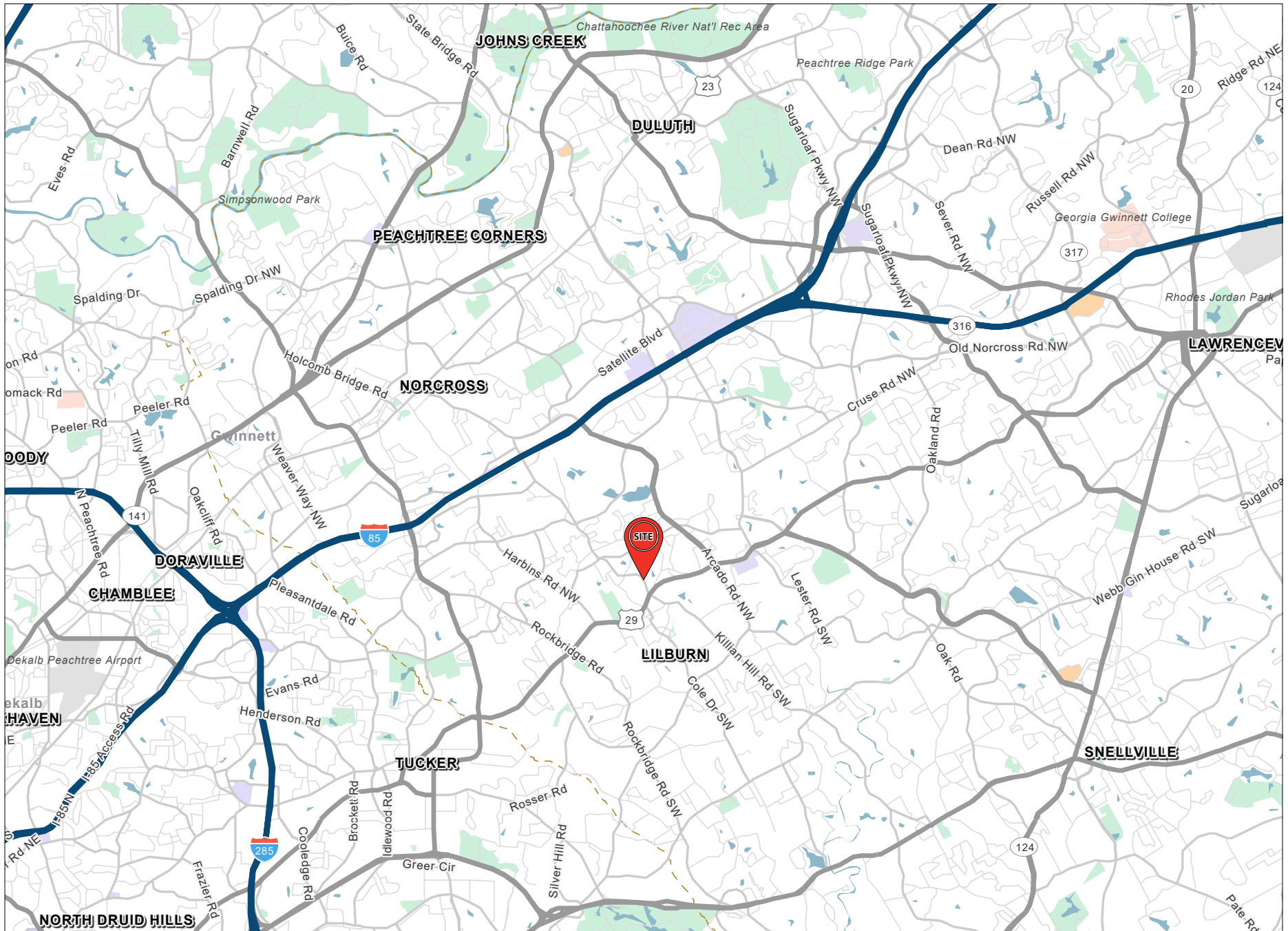
Parcel #:	6-147-127
Land Size:	19.11 acres
Zoning:	CB - City of Lilburn
Access:	Easement access on Indian Trail Lilburn Rd

## OFFERING SUMMARY

Sale Price:	\$1,000,000
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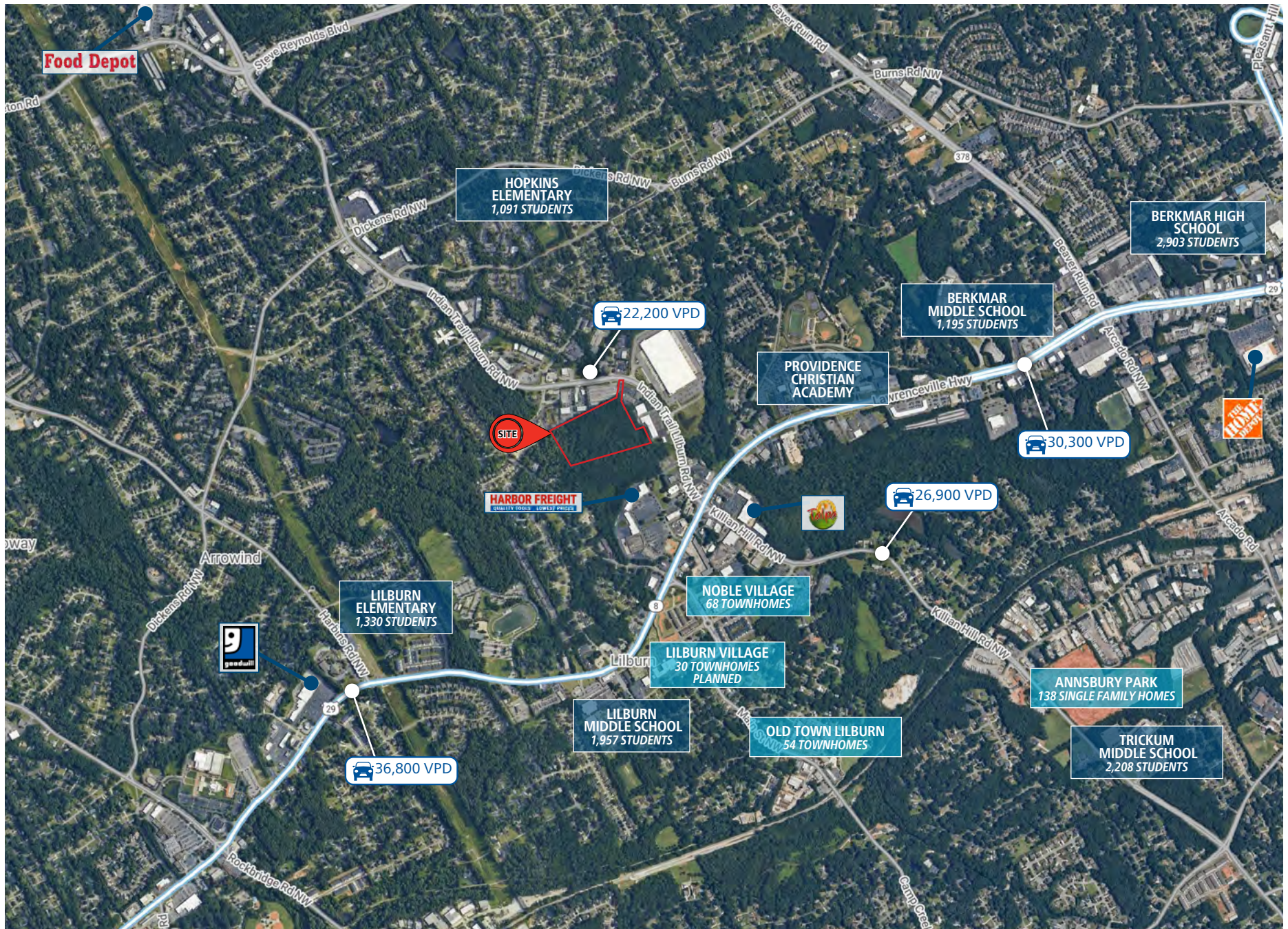


# Location Map



PROPERTY INFORMATION

# Retail & Residential Aerial Map



PROPERTY INFORMATION

# Topography



PROPERTY INFORMATION



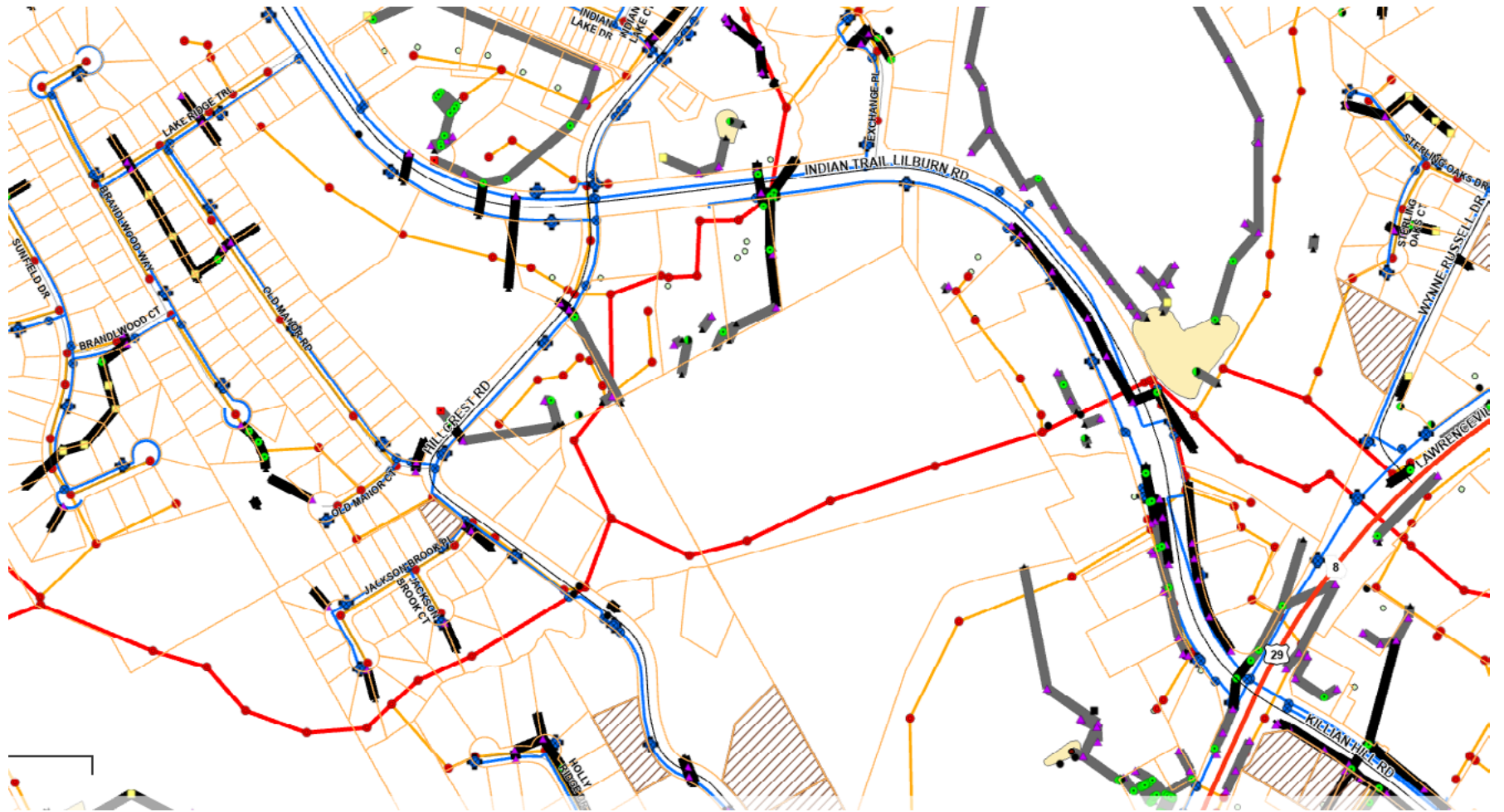
8/11/2024 5:45:39 PM

## Topo



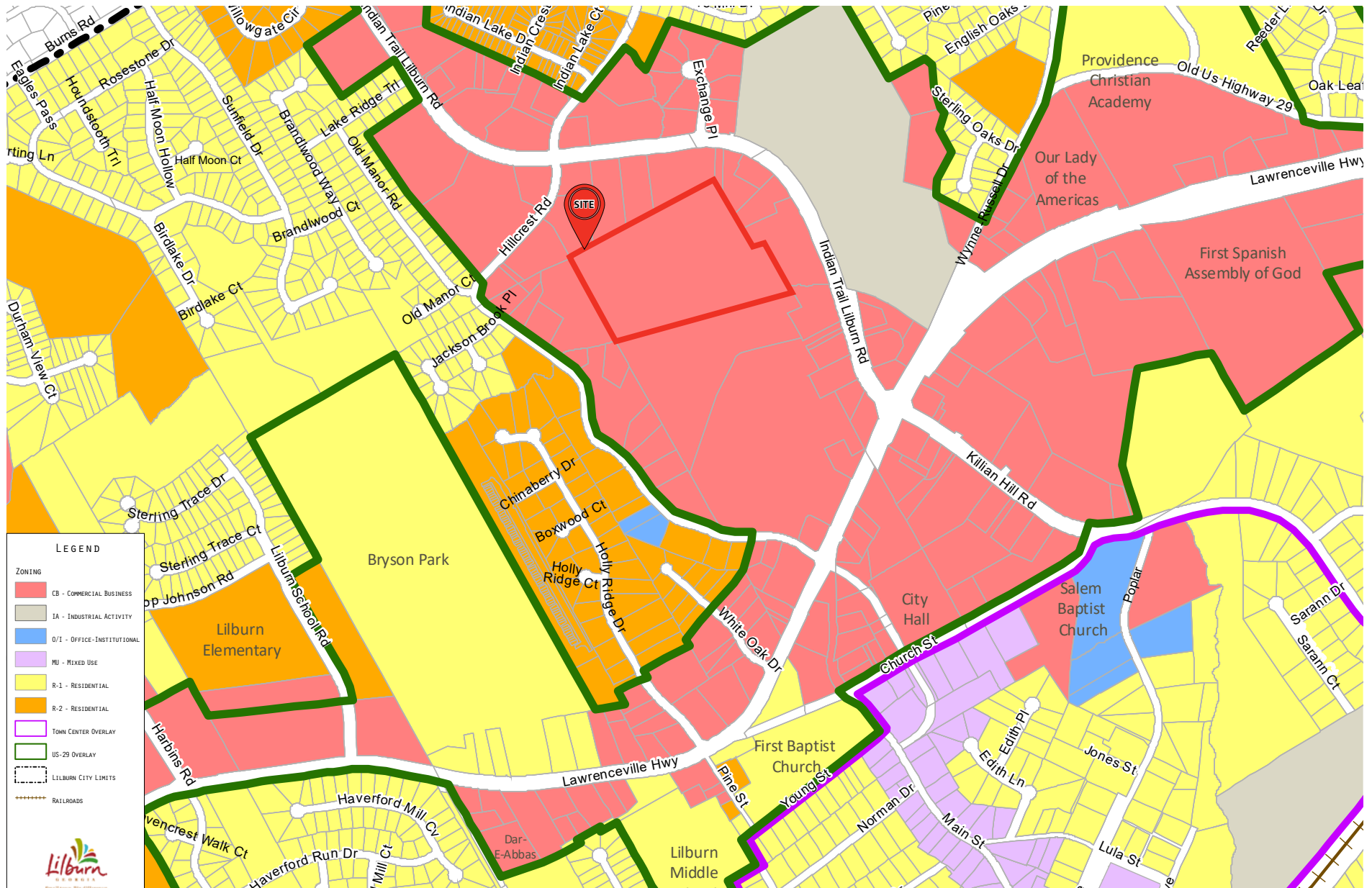
ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County 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.

# Sewer Map



PROPERTY INFORMATION

# Zoning Map (Lilburn, GA)



PROPERTY INFORMATION



# FEMA Flood Hazard

## National Flood Hazard Layer FIRMette



84°9'2"W 33°54'16"N



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, AS9</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
OTHER AREAS		Area with Flood Risk due to Levee <i>Zone D</i>
		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2024 at 1:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PROPERTY INFORMATION

# Site Reconnaissance Report

## INDIAN TRAIL LILBURN ROAD PROPERTY

### GWINNETT COUNTY, GEORGIA

SITE RECONNAISSANCE FOR WETLANDS, STREAMS, AND STREAM BUFFERS

PREPARED: APRIL 12, 2024 FOR: RINGO LIN

On April 9, 2024, NEI reviewed "Indian Trail Lilburn Road Property" to determine the extent of aquatic areas we believe would be jurisdictional under *Section 404 of the Clean Water Act* and to identify waters of the State where we believe the Georgia Environmental Protection Division (GAEPD) would regulate land disturbance in the "stream buffers." The study area is approximately 19.2 acres in size and is located approximately 0.19 miles northwest of the intersection of Indian Trail Lilburn Road Northwest and Killian Hill Road Northwest in Lilburn, Gwinnett County, Georgia.

#### SUMMARY OF FINDINGS

TOTAL STUDY AREA	19.2 AC
Wetland	~ 6.34 AC
Perennial Stream	~ 2,136 LF
Intermittent Stream	~ 809 LF

#### PROPERTY DESCRIPTION

At the time of on-site reconnaissance, mixed hardwood/pine forest with a dense understory covered most of the study area. The topography of the property drained generally northeast and was consistent with the Southern Outer Piedmont ecoregion with slopes ranging up to 45 percent. Commercial shopping centers are located to the northwest and northeast of the study area.

#### ON-SITE AQUATIC RESOURCES

- **Wetlands** ((a)(4) waters) were identified on the central, west, and southeast portions of the study area. They were primarily riverine floodplain wetlands characterized by wetland hydrology, hydric soils, and vegetative communities dominated by American sweetgum, red maple, American hornbeam, southern lady fern, and common rush.
- **Perennial Streams** ((a)(3) waters), including Jackson Creek, were identified on the south and west portions of the study area. Jackson Creek originated off-site and flowed northeast through the study area before exiting the property at the east corner. The other perennial stream entered the site via a culvert to the northwest of the property and flowed southeast before forming a confluence with Jackson Creek. The perennial streams were up to approximately 30 feet wide, entrenched up to approximately 10 feet, and contained sand, gravel, and cobble substrates.
- **Intermittent Streams** ((a)(3) waters) were identified on the east and west portions of the study area. One intermittent stream was identified on the east portion of the study area that originated on-site and flowed southeast before draining into Jackson Creek. Multiple sinuous channels were identified within densely vegetated wetlands on the southwest portion of the study area. The intermittent streams were up to approximately five feet wide, entrenched up to approximately six feet, and contained silt, sand, and gravel substrates.
- At the time of on-site reconnaissance, the rest of the study area appeared to be entirely upland.

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#### RESULTS OF SITE RECONNAISSANCE

- **Mapping:** As part of this site review, the accompanying mapping and illustrations were prepared: a location map; USGS quad map; aerial photograph; USDA NRCS soils map; USFWS wetlands map; FEMA flood hazard map; USGS Stream Stats map; and approximate photo locations.
- **GPS:** While on-site, Trimble DA2 GPS antennas equipped with Trimble Terra Flex Software were used to log the location of aquatic resources and other notable features as appropriate. The location and area(s) of aquatic resources reported herein is based partly on GPS data that was collected using Trimble antenna(s), post-processed with Trimble Terra Flex software, and alignments and measurements were accomplished in Google Earth. While the data shown herein is presumed to be accurate, actual stream alignments and aquatic resource boundaries found in the field can vary somewhat from that which is mapped. This mapping grade GPS data is known to be sub-meter accurate and suitable for acceptance by the regulatory agencies but can vary in precision depending upon several variables. If a greater level of precision for the aquatic resource location is required, please let us know.

#### SUMMARY OF OUR WORK ACTIVITY AND PERTINENT REGULATIONS

After reviewing available remote data including aerial photography, USGS topography, the National Wetlands Inventory mapping, the USDA soils survey, the FEMA floodplains mapping, USGS Stream Stats mapping, and other available data as appropriate, field reconnaissance was conducted to locate on-site aquatic resources. The typical field reconnaissance generally commences along the lower elevation areas of the study area, then works up-valley until no further evidence of aquatic resources is found.

#### Waters of the United States

Wetlands and waters of the US are under the jurisdiction of the US Army Corps of Engineers (USACE) per Section 404 of the Clean Water Act. The USACE jurisdiction is established in *Title 33 Code of Federal Regulations Part 328.3*, as published in the *Federal Register*, effective September 8, 2023. The USACE jurisdiction in the North Georgia region includes freshwater ponds, lakes, rivers, streams, and wetlands. The USACE would regulate the discharge of fill material into the streams and wetlands identified herein.

#### WOTUS DESIGNATIONS

- **(a)(1)** – includes traditional navigable waters, the territorial seas, and interstate waters.
- **(a)(2)** – includes impoundments of "waters of the United States."
- **(a)(3)** – includes tributaries of traditionally navigable waters and impoundments of "waters of the United States" that are relatively permanent, standing, or continuously flowing bodies of water.
- **(a)(4)** – includes aquatic resources that meet the 2023 "waters of the United States" definition of "wetlands" and maintain a "continuous surface connection" to other jurisdictional waters.
- **(a)(5)** – includes intrastate lakes and ponds not identified in paragraphs (a)(1) through (a)(4) that are relatively permanent, standing or continuously, flowing bodies of water with a continuous surface connection to other jurisdictional waters.

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Page 2 of 3

#### GAEPD BUFFERED STATE WATERS

Through the *Erosion and Sedimentation Act of 1975*, the GAEPD regulates land disturbance in buffers extending horizontally from the point of wrested vegetation. Drainage from the site leads to Jackson Creek, which is in the Upper Ocmulgee watershed, USGS HUC 03070103. Based on the list of trout streams found in GADNR 391-3-6-.03, the streams in this area are not listed as "trout streams," and therefore would be considered "warm water streams." The streams identified on-site would be considered "Buffered Waters of the State," where GAEPD would regulate land disturbance in 25-foot stream buffers.

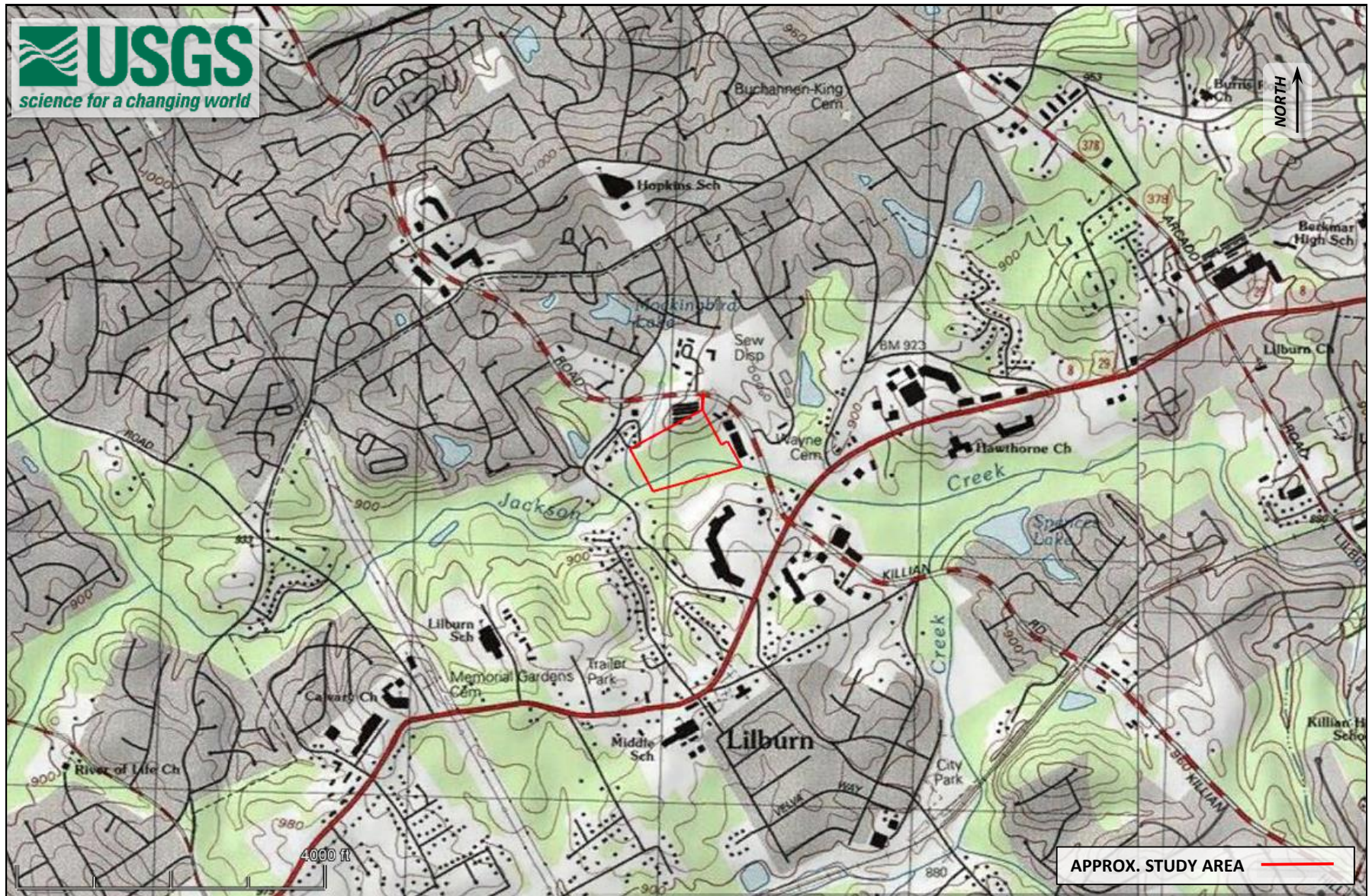
#### CLOSING

The information and data provided herein is sufficient for planning purposes but is not necessarily sufficient for agency verification. Our field reconnaissance for wetlands and streams is based on our over 30+ years of experience, but please note that the USACE and GAEPD have the ultimate discretionary authority in the determination of their respective jurisdiction. If you would like for us to pursue official jurisdictional determination with the USACE and/or the GAEPD, please let us know.

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# USGS Quadrangle Map



PROPERTY INFORMATION

**USGS QUADRANGLE MAP**

**FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS  
INDIAN TRAIL LILBURN ROAD PROPERTY  
GWINNETT COUNTY, GEORGIA**

EXHIBIT 2  
PREPARED APRIL 12, 2024 BY:  
**NELSON ENVIRONMENTAL, INC.**  
[www.NelsonEnvironmental.us](http://www.NelsonEnvironmental.us) PH:404/862-1665

PREPARED FOR:  
RINGO LIN

# Aquatic Resource Locations



PROPERTY INFORMATION

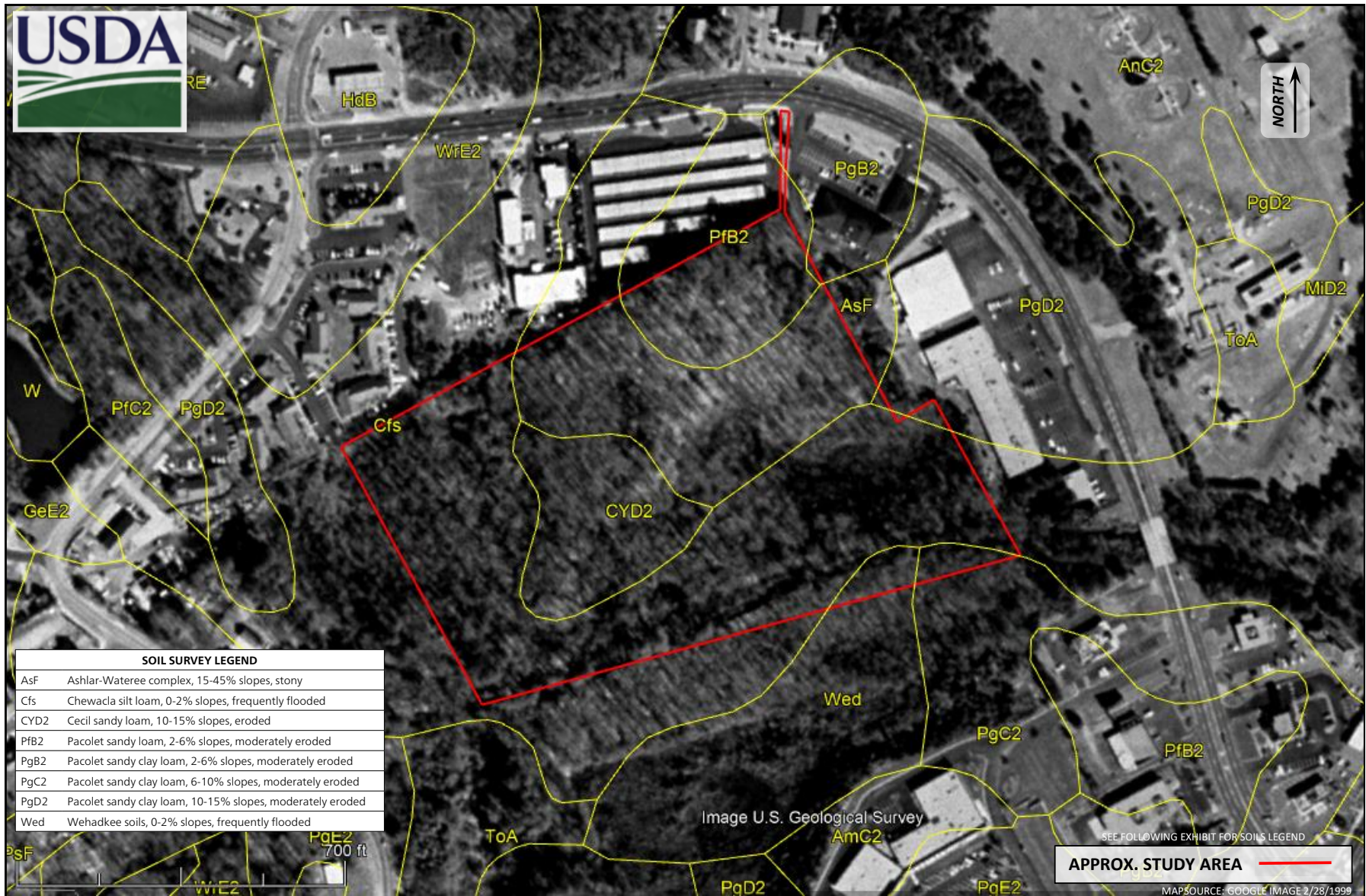
**AERIAL PHOTO W/  
AQUATIC RESOURCE LOCATIONS**

PREPARED FOR:  
RINGO LIN

**FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS  
INDIAN TRAIL LILBURN ROAD PROPERTY  
GWINNETT COUNTY, GEORGIA**

EXHIBIT 3  
PREPARED APRIL 12, 2024 BY:  
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# USDA Soil Survey



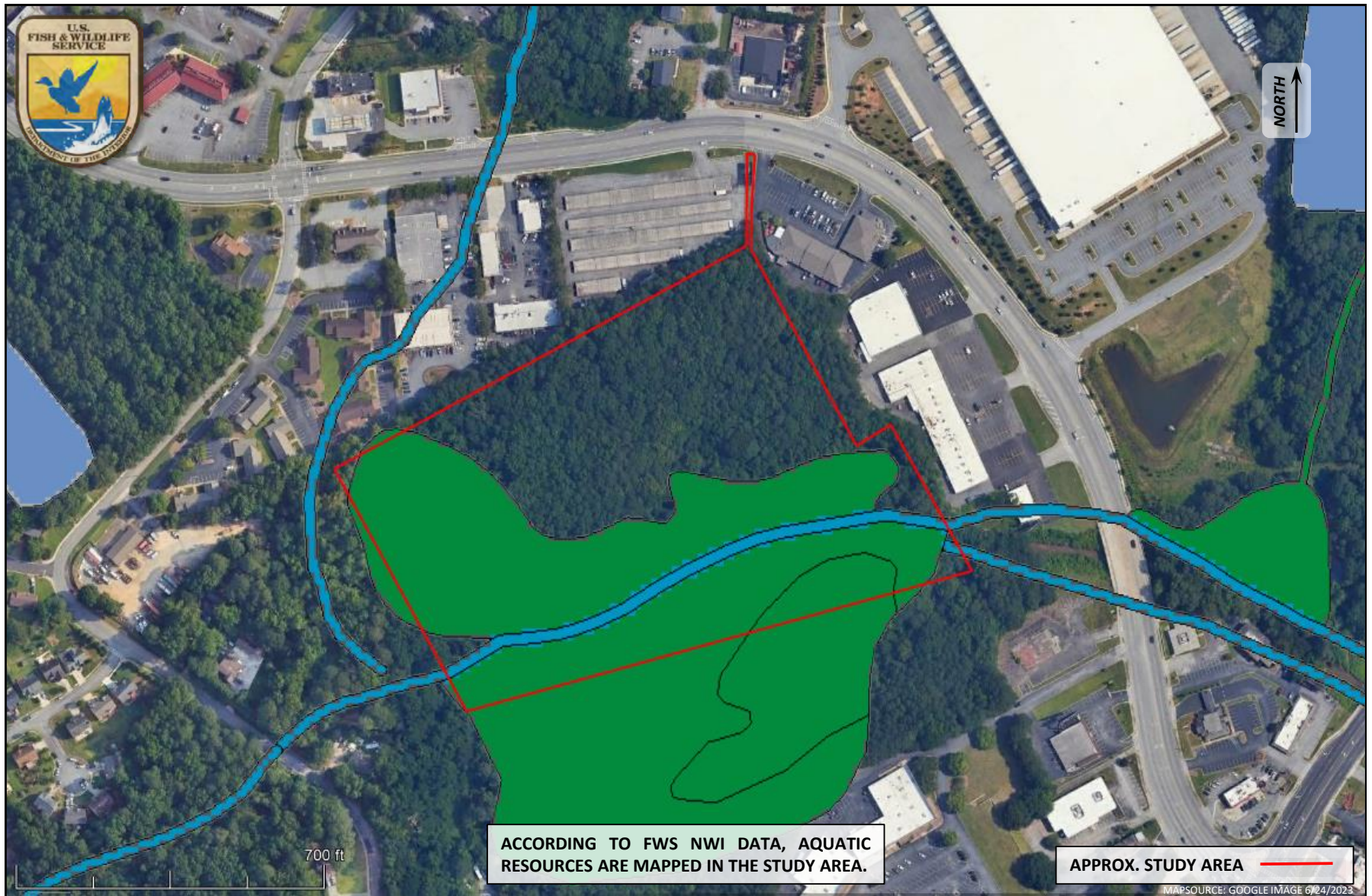
SOIL SURVEY LEGEND	
AsF	Ashlar-Wateree complex, 15-45% slopes, stony
Cfs	Chewacla silt loam, 0-2% slopes, frequently flooded
CYD2	Cecil sandy loam, 10-15% slopes, eroded
Pfb2	Pacolet sandy loam, 2-6% slopes, moderately eroded
PgB2	Pacolet sandy clay loam, 2-6% slopes, moderately eroded
PgC2	Pacolet sandy clay loam, 6-10% slopes, moderately eroded
PgD2	Pacolet sandy clay loam, 10-15% slopes, moderately eroded
Wed	Wehadkee soils, 0-2% slopes, frequently flooded

SEE FOLLOWING EXHIBIT FOR SOILS LEGEND  
**APPROX. STUDY AREA**  
MAPSOURCE: GOOGLE IMAGE 2/28/1999

<p><b>USDA SOILS SURVEY</b></p> <p>PREPARED FOR: RINGO LIN</p>	<p><b>FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS</b>  <b>INDIAN TRAIL LILBURN ROAD PROPERTY</b>  <b>GWINNETT COUNTY, GEORGIA</b></p>	<p>EXHIBIT 5          PREPARED APRIL 12, 2024 BY:  <b>NELSON ENVIRONMENTAL, INC.</b>  <a href="http://www.NelsonEnvironmental.us">www.NelsonEnvironmental.us</a> PH:404/862-1665</p>
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PROPERTY INFORMATION

# USFWS NWI Map



PROPERTY INFORMATION

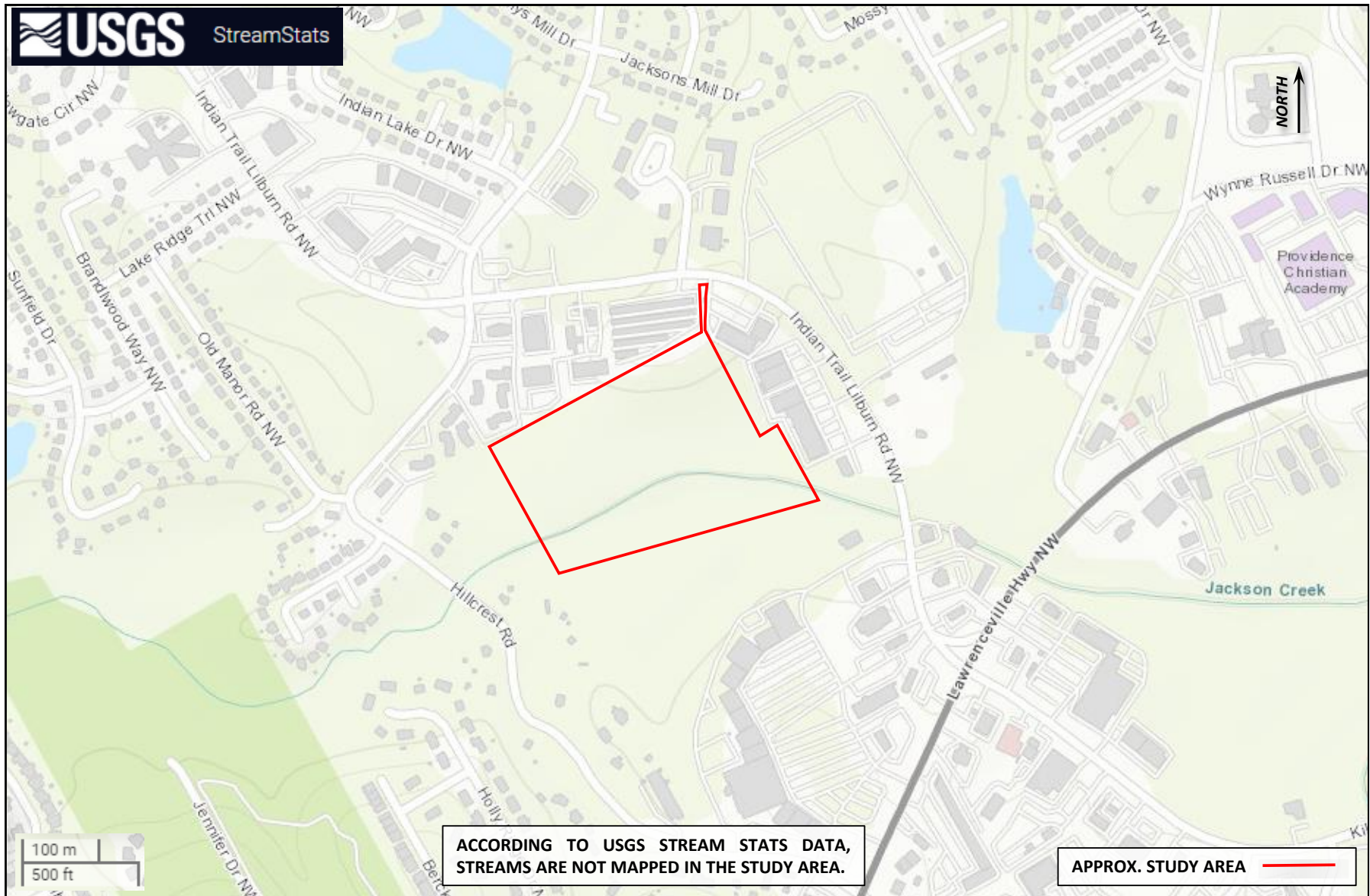
## USFWS NWI MAP

PREPARED FOR:  
RINGO LIN

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS  
INDIAN TRAIL LILBURN ROAD PROPERTY  
GWINNETT COUNTY, GEORGIA

EXHIBIT 7  
PREPARED APRIL 12, 2024 BY:  
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# USGS Stream Stats Map



PROPERTY INFORMATION

## USGS STREAM STATS MAP

PREPARED FOR:  
RINGO LIN

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS  
INDIAN TRAIL LILBURN ROAD PROPERTY  
GWINNETT COUNTY, GEORGIA

EXHIBIT 8  
PREPARED APRIL 12, 2024 BY:  
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# FEMA Flood Map



PROPERTY INFORMATION

**FEMA FLOODPLAIN MAP**

**FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS**  
**INDIAN TRAIL LILBURN ROAD PROPERTY**  
**GWINNETT COUNTY, GEORGIA**

PREPARED FOR:  
RINGO LIN

EXHIBIT 9  
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# Streams and Wetlands



PROPERTY INFORMATION

## PHOTO LOCATIONS

PREPARED FOR:  
RINGO LIN

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS  
INDIAN TRAIL LILBURN ROAD PROPERTY  
GWINNETT COUNTY, GEORGIA

EXHIBIT 10  
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# Streams and Wetlands



PHOTO 1: WETLAND



PHOTO 2: PERENNIAL STREAM



PHOTO 3: WETLAND

SEE PRECEDING EXHIBIT FOR PHOTO LOCATIONS

PHOTOS TAKEN: 4/9/2024

## SITE PHOTOS

PREPARED FOR:  
RINGO LIN

FIELD RECONNAISSANCE FOR STREAMS AND WETLANDS  
INDIAN TRAIL LILBURN ROAD PROPERTY  
GWINNETT COUNTY, GEORGIA

EXHIBIT 11  
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PROPERTY INFORMATION

# Demographic Profile

## Indian Trail Lilburn Road

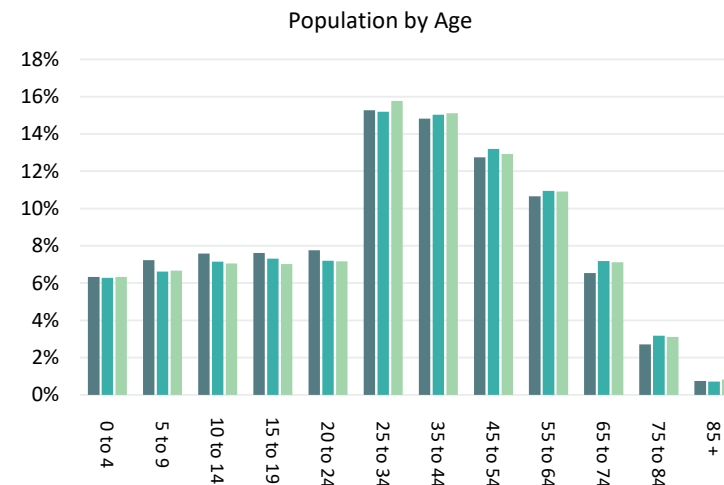
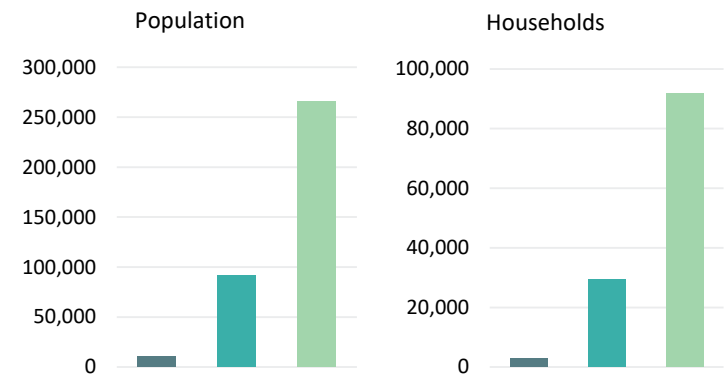
605 Indian Trail Lilburn Rd NW | Lilburn, GA 30047

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### Consumer Profile Report

Applied Geographic Solutions (AGS), 2024 A

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	10,101	---	91,245	---	265,803	---
2029 Projected Population	9,453	---	90,629	---	270,069	---
Pop Growth (%)	-6.4%	---	-0.7%	---	1.6%	---
2024 Households	2,984	---	29,505	---	91,630	---
2029 Projected Households	2,815	---	29,618	---	94,308	---
HH Growth (%)	-5.7%	---	0.4%	---	2.9%	---
Daytime Population	8,140	---	72,601	---	232,508	---
Average Business Travelers	77	---	789	---	2,776	---
Average Leisure Travelers	1	---	28	---	220	---
Average Migrant Workers	0	---	0	---	123	---
Group Quarters Pop	1	---	28	---	220	---
Pop in Family Households	9,131	---	81,206	---	226,425	---
Pop Non-Family Households	848	---	9,846	---	38,685	---
<b>Total Population by Age</b>						
<b>Median Age (2024)</b>	32.9		34.7		34.8	
<b>Ages by Year</b>						
0 to 4	639	6.3%	5,730	6.3%	16,806	6.3%
5 to 9	730	7.2%	6,044	6.6%	17,723	6.7%
10 to 14	765	7.6%	6,517	7.1%	18,751	7.1%
15 to 19	769	7.6%	6,676	7.3%	18,679	7.0%
20 to 24	785	7.8%	6,566	7.2%	19,038	7.2%
25 to 34	1,543	15.3%	13,856	15.2%	41,933	15.8%
35 to 44	1,497	14.8%	13,714	15.0%	40,161	15.1%
45 to 54	1,287	12.7%	12,041	13.2%	34,354	12.9%
55 to 64	1,077	10.7%	9,993	11.0%	28,996	10.9%
65 to 74	660	6.5%	6,552	7.2%	18,896	7.1%
75 to 84	274	2.7%	2,896	3.2%	8,267	3.1%
85 +	76	0.8%	660	0.7%	2,198	0.8%



MARKET OVERVIEW

# Demographic Profile

## Indian Trail Lilburn Road

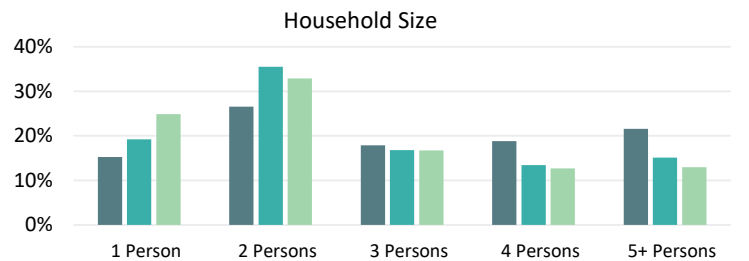
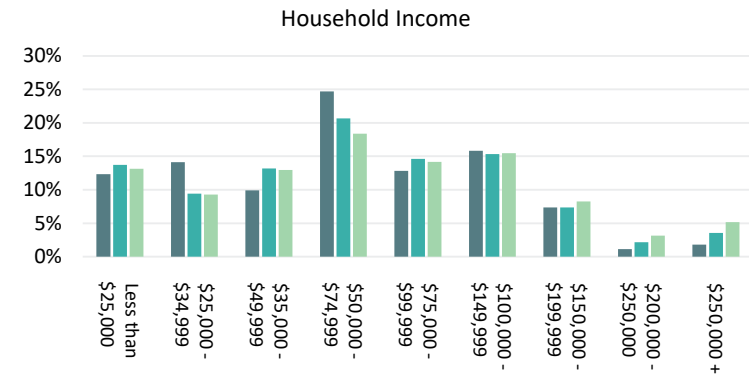
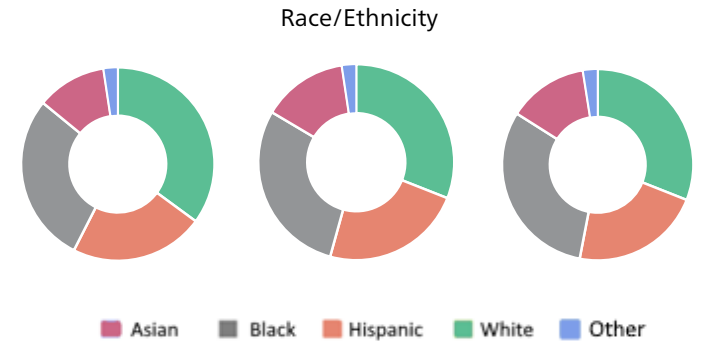
605 Indian Trail Lilburn Rd NW | Lilburn, GA 30047

Ackerman & Co.

### Consumer Profile Report

Applied Geographic Solutions (AGS), 2024 A

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2024)</b>						
White, Non-Hispanic	3,543	35.1%	28,265	31.0%	82,393	31.0%
Hispanic	2,265	22.4%	21,280	23.3%	58,548	22.0%
Black, Non-Hispanic	2,870	28.4%	26,656	29.2%	82,262	30.9%
Asian, Non-Hispanic	1,182	11.7%	12,883	14.1%	35,970	13.5%
Other	241	2.4%	2,161	2.4%	6,629	2.5%
<b>Language at Home (2024)</b>						
Spanish Linguistically Isolated	526	17.6%	2,961	10.0%	8,490	9.3%
Spanish Not Isolated	711	23.8%	5,850	19.8%	15,810	17.3%
Asian Linguistically Isolated	91	3.0%	1,523	5.2%	3,796	4.1%
Asian Not isolated	213	7.1%	1,975	6.7%	6,618	7.2%
<b>Household Income (2024)</b>						
<b>Per Capita Income</b>	\$27,524	---	\$28,238	---	\$32,139	---
<b>Average HH Income</b>	\$92,807	---	\$87,262	---	\$93,156	---
<b>Median HH Income</b>	\$65,046	---	\$69,371	---	\$76,243	---
Less than \$25,000	369	12.3%	4,044	13.7%	12,045	13.1%
\$25,000 - \$34,999	421	14.1%	2,780	9.4%	8,527	9.3%
\$35,000 - \$49,999	296	9.9%	3,893	13.2%	11,884	13.0%
\$50,000 - \$74,999	737	24.7%	6,100	20.7%	16,853	18.4%
\$75,000 - \$99,999	383	12.8%	4,314	14.6%	12,964	14.1%
\$100,000 - \$149,999	472	15.8%	4,525	15.3%	14,172	15.5%
\$150,000 - \$199,999	220	7.4%	2,168	7.3%	7,571	8.3%
\$200,000 - \$250,000	33	1.1%	635	2.2%	2,883	3.1%
\$250,000 +	54	1.8%	1,046	3.5%	4,732	5.2%
<b>Avg Family Income</b>	\$85,430		\$89,348		\$102,917	
<b>Avg Non-Family Income</b>	\$144,611		\$135,213		\$146,276	
<b>Household Size (2024)</b>						
1 Person	454	15.2%	5,673	19.2%	22,771	24.9%
2 Persons	792	26.5%	10,476	35.5%	30,111	32.9%
3 Persons	534	17.9%	4,947	16.8%	15,295	16.7%
4 Persons	561	18.8%	3,957	13.4%	11,597	12.7%
5+ Persons	643	21.6%	4,451	15.1%	11,857	12.9%



MARKET OVERVIEW

# Demographic Profile

## Indian Trail Lilburn Road

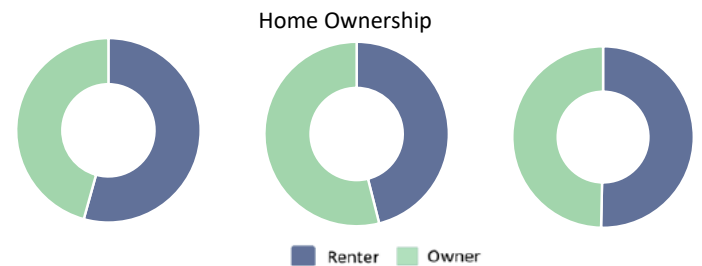
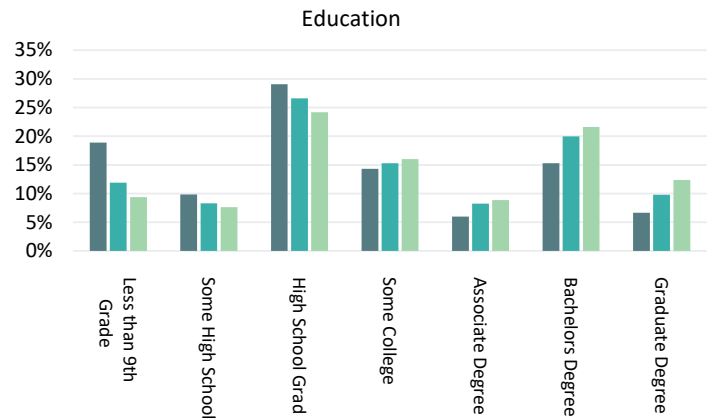
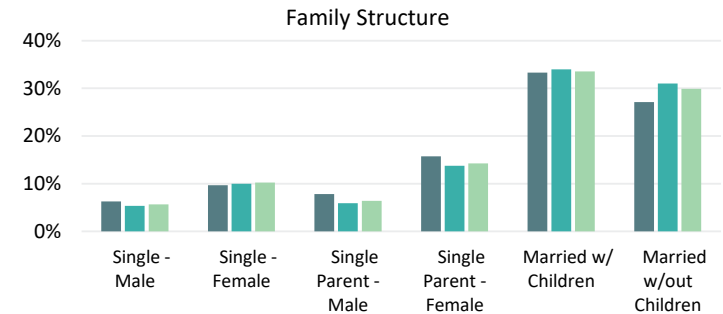
605 Indian Trail Lilburn Rd NW | Lilburn, GA 30047

Ackerman & Co.

### Consumer Profile Report

Applied Geographic Solutions (AGS), 2024 A

	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2024)</b>	2,382		22,556		63,601	
Single - Male	150	6.3%	1,201	5.3%	3,582	5.6%
Single - Female	230	9.7%	2,247	10.0%	6,508	10.2%
Single Parent - Male	186	7.8%	1,326	5.9%	4,067	6.4%
Single Parent - Female	375	15.7%	3,108	13.8%	9,057	14.2%
Married w/ Children	794	33.3%	7,672	34.0%	21,352	33.6%
Married w/out Children	647	27.1%	7,002	31.0%	19,037	29.9%
<b>Education (2024)</b>	6,414		59,712		174,806	
Less than 9th Grade	1,212	18.9%	7,101	11.9%	16,429	9.4%
Some High School	632	9.8%	4,962	8.3%	13,364	7.6%
High School Grad	1,863	29.0%	15,865	26.6%	42,231	24.2%
Some College	919	14.3%	9,119	15.3%	27,959	16.0%
Associate Degree	384	6.0%	4,918	8.2%	15,462	8.8%
Bachelors Degree	980	15.3%	11,910	19.9%	37,727	21.6%
Graduate Degree	426	6.6%	5,839	9.8%	21,634	12.4%
<b>Home Ownership (2024)</b>	4,738		44,361		141,915	
Housing Units Occupied	2,984	63.0%	29,505	66.5%	91,630	64.6%
Housing Units Vacant	134	2.8%	1,263	2.8%	4,149	2.9%
Occupied Units Renter	1,621	34.2%	13,592	30.6%	46,136	32.5%
Occupied Units Owner	1,363	28.8%	15,913	35.9%	45,494	32.1%
<b>Unemployment Rate (2024)</b>		3.0%		2.0%		1.7%
<b>Employment, Pop 16+ (2024)</b>	8,140		72,601		232,508	
Armed Services	0	0.0%	88	0.1%	193	0.1%
Civilian	4,980	61.2%	47,250	65.1%	144,776	62.3%
Employed	4,745	58.3%	45,827	63.1%	141,225	60.7%
Unemployed	234	2.9%	1,423	2.0%	3,552	1.5%
Not in Labor Force	2,842	34.9%	24,253	33.4%	63,718	27.4%
<b>Businesses</b>						
Establishments	661	---	5,137	---	17,638	---
Employees (FTEs)	3,135	---	29,773	---	114,819	---



MARKET OVERVIEW



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