

DAYCARE | RETAIL SPACE | 12,000 SF FOR LEASE

810
INDIAN
TRAIL
ROAD

810 INDIAN TRAIL ROAD
LILBURN, GA 30047

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



BUILDING HIGHLIGHTS

790 - 810 INDIAN TRAIL ROAD - a neighborhood shopping center & flex industrial space is an ideal choice for companies. The property boasts prominent frontage along the bustling Indian Trail Road, ensuring excellent visibility and accessibility for potential tenants. With a generous 12,000 square feet available for lease, this space offers ample room for a variety of business needs. Conveniently located just 2.4 miles from Interstate 85, it provides easy access to major transportation routes.

 12,000 SF SPACE AVAILABLE

 NEW ROOF

 ESTABLISHED FACILITY FOR DAYCARE

 DAYCARE LAYOUT INCLUDES:

- SPACIOUS LAYOUT
- 5 CLASSROOMS WITH PRIVATE BATHROOMS
- KITCHEN
- GYM
- FENCED PLAYGROUND AREA
- DEDICATED PARKING
- GREAT VISIBILITY FROM INDIAN TRAIL ROAD

 INDIAN TRAIL DRIVE COUNT: 48,780 DAILY

 NEARBY CONVENIENT GROCERY, FAST-CASUAL EATERIES & GAS STATIONS

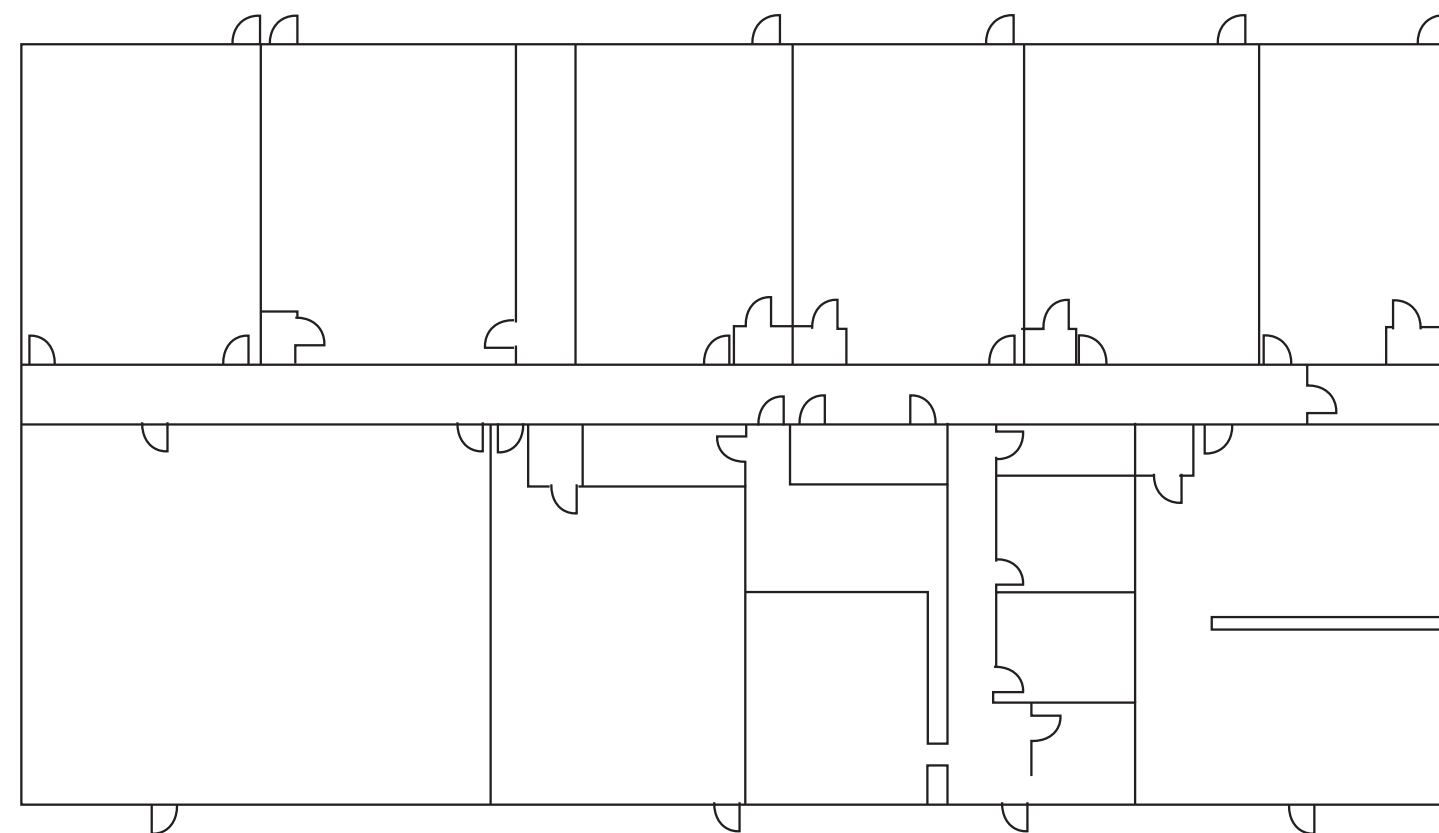
SPACE HIGHLIGHTS

Located off Indian Trail Road & only 2.4 miles from Interstate 85, this neighborhood shopping center / flex industrial space is ready for lease.

- 42,000 SF in total
- 12,000 SF for lease
- Built in 1986
- 1 story building
- 5 drive in doors
- Gwinnett county
- C-2, General Commercial
- Prominent frontage on Indian Trail Rd

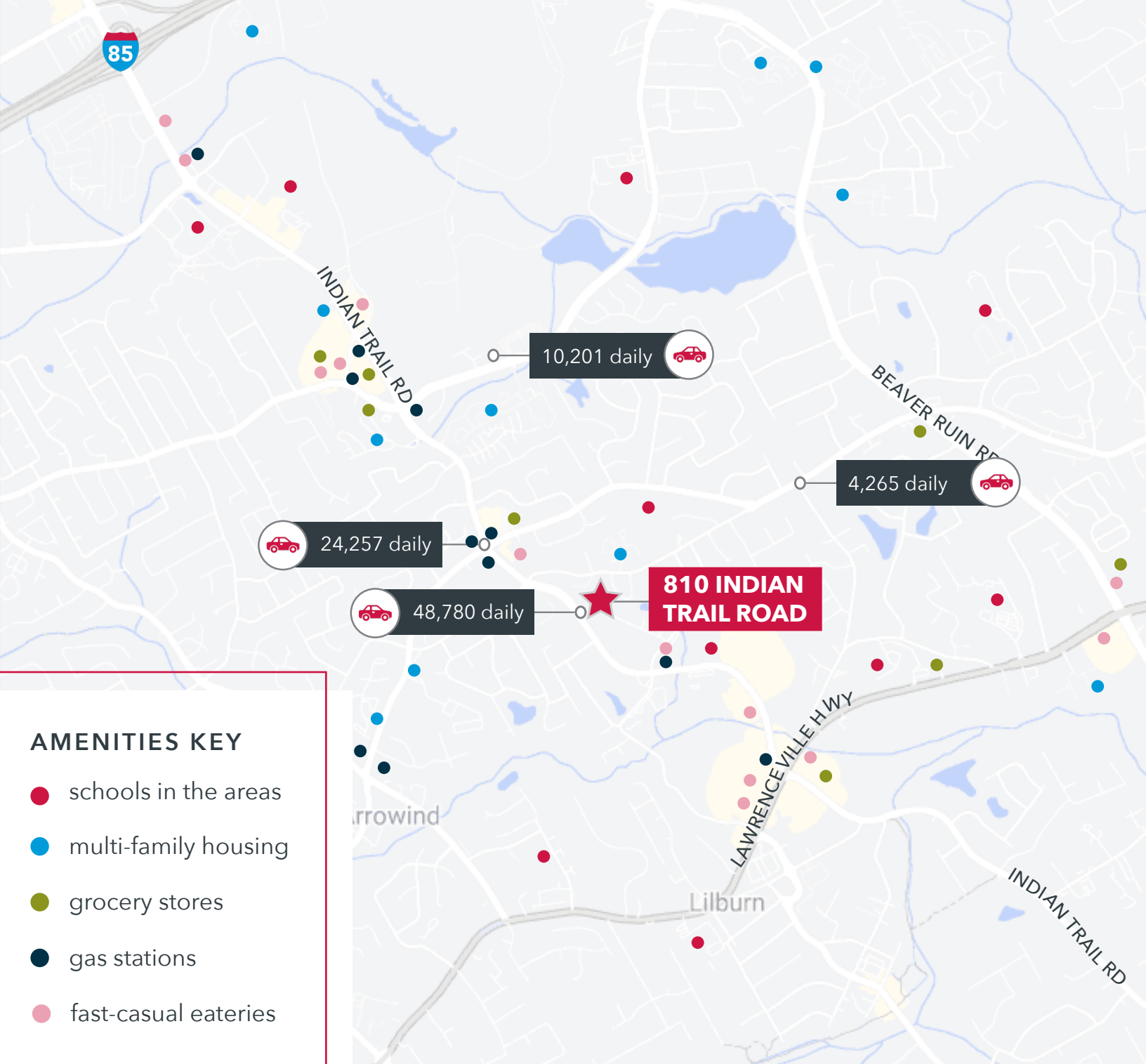


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FLOORPLAN NOT DRAWN TO SCALE

LOCATION & AMENITIES



AMENITIES KEY

- schools in the areas
- multi-family housing
- grocery stores
- gas stations
- fast-casual eateries

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