

Lilburn Market Center

4805 Lawrenceville Hwy., Gwinnett County, Georgia 30047

For Lease

RETAIL – RESTAURANT - OFFICE



Property Highlights

- Grocery anchored center
- 8,000 sf of new retail shops coming Q4 2023
- Feature Tenants: Chipotle, DaVita Dialysis, Harbor Freight Tools, Nam de Mun Farmer's Market
- Anchor and junior anchor space potential
- Two outparcels available for ground lease or build-to-suit
- Great visibility and Strong traffic counts with significant daytime and evening population

Demographics

	3 MILE	5 MILE	10 MILE
2023 Estimated Population	89,403	255,660	911,016
2023 Estimated Households	28,587	85,513	323,319
2023 Average Household Income	\$76,493	\$76,681	\$91,302

Source: CoStar 2023

Traffic Counts

	VPD
Lawrenceville Hwy. & Main St.	35,618
Indian Trail & Exchange Pl.	22,791
Indian Trail Rd. NW at Killian Hill Rd. NW	18,762

Source: DOT 2020

For More Information Contact:

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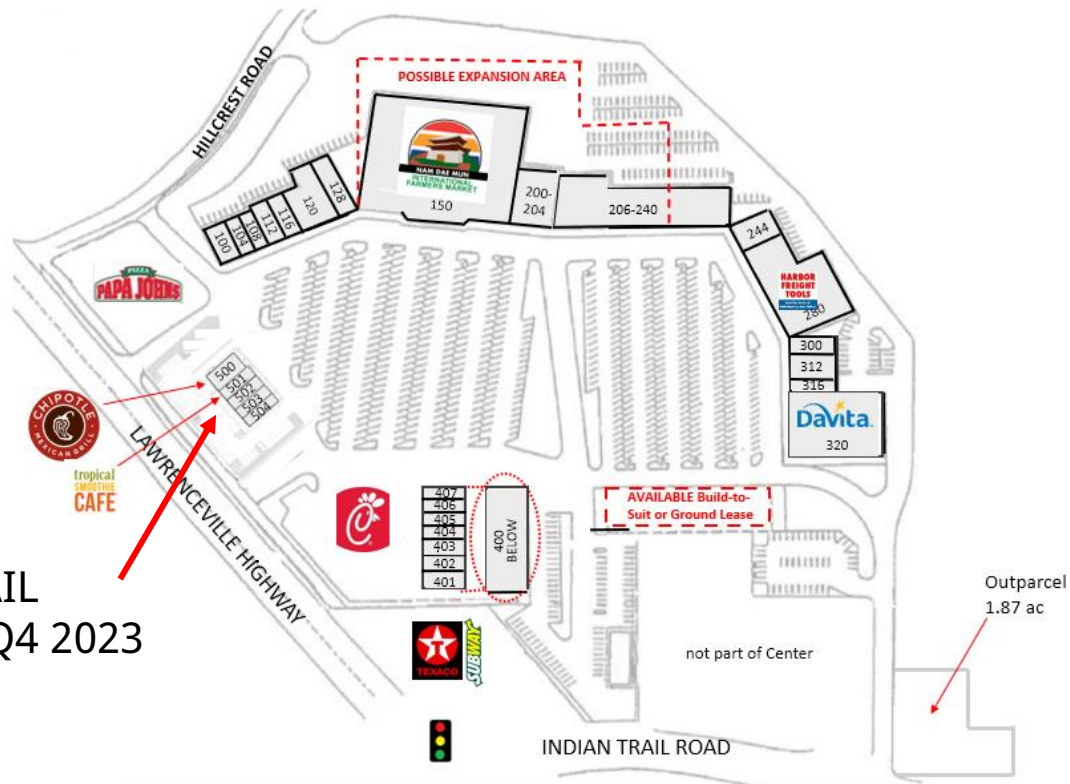


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**NEW RETAIL
COMING Q4 2023**

SUITE	SQ. FT.	TENANT	SUITE	SQ. FT.	TENANT
100	3,720	Atlanta Pho Restaurant	320-B	6,720	DaVita Dialysis
104	1,488	Empanada Express	400	8,060	Available (former karate studio)
108	912	Chelo's Barber Shop	401	2,336	Iglesia Cristiana La Palabra Church
112	2,700	Available	402	2,300	It Girl Beauty Bar
116	1,350	LD Electronics	403	1,161	Available
120	4,675	Café Kinh Do	404	1,470	Just Smoke
128	3,193	Available	405	1,250	Celltronics
150	44,000	Nam De Mun Farmer's Market	406	1,458	Chinese Wok
200-204	6,386	City Furniture	407	2,000	Available
206-240	18,569	Available (can subdivide)	500	2,314	Chipotle
244	3,836	Available	501	1,413	Tropical Smoothie
280	14,600	Harbor Freight Tools	502	1,413	Available
300-312	5,137	Vibes Mexican Restaurant	503	1,413	Available
316	1,300	Chick-fil-A Office	504	1,413	Available
320-A	7,280	Available	OUTPARCEL	1.87 ac	Available
TOTAL SQUARE FEET 153,815					



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