

Development Opportunity | +/- 0.93 ACRES

Lilburn Stone Mountain Rd, Lilburn GA 30047

Gwinnett County



Property Highlights

- +/- 0.93 acres
- Zoning is C-2
- At road grade- level, open and wooded
- +/- 247 feet on Lilburn Stone Mountain Rd
- +/- 207 feet on Rockbridge Rd
- 7,490 ADT Traffic count on Lilburn Stone Mountain Rd (17)
- 13,000 ADT Traffic count on Rockbridge Rd (17)

Location Overview

Symmetrical site conveniently located at a signalized intersection in fast growing Lilburn, GA. Zoned commercial with over 400 feet of road frontage.

Offered for sale at \$399,000

Atlanta Land Group

Marguerite Mashburn | 404-323-2415 MMashburn@AtlantaLandGroup.com



www.atlantalandgroup.com

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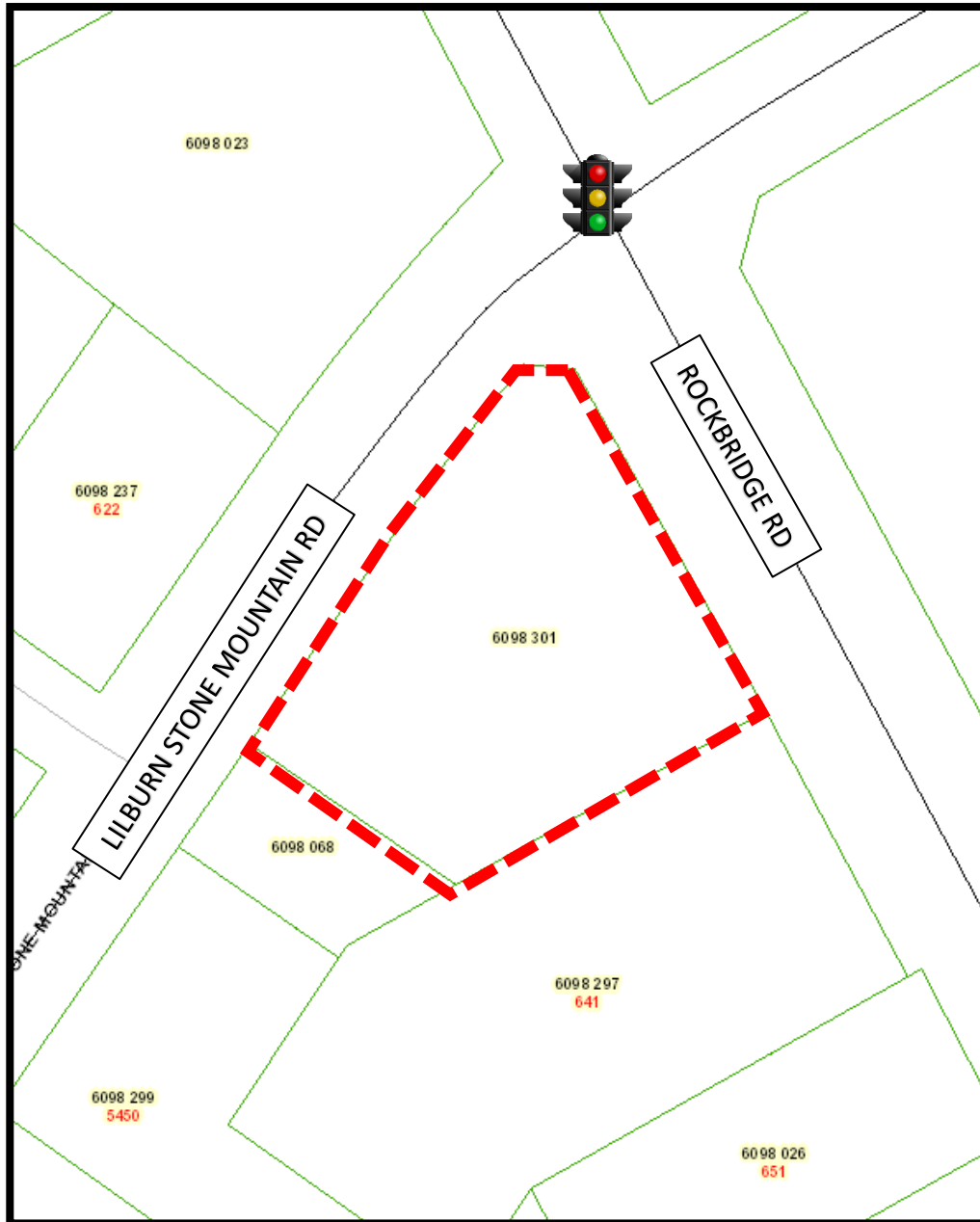
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Tax Plat



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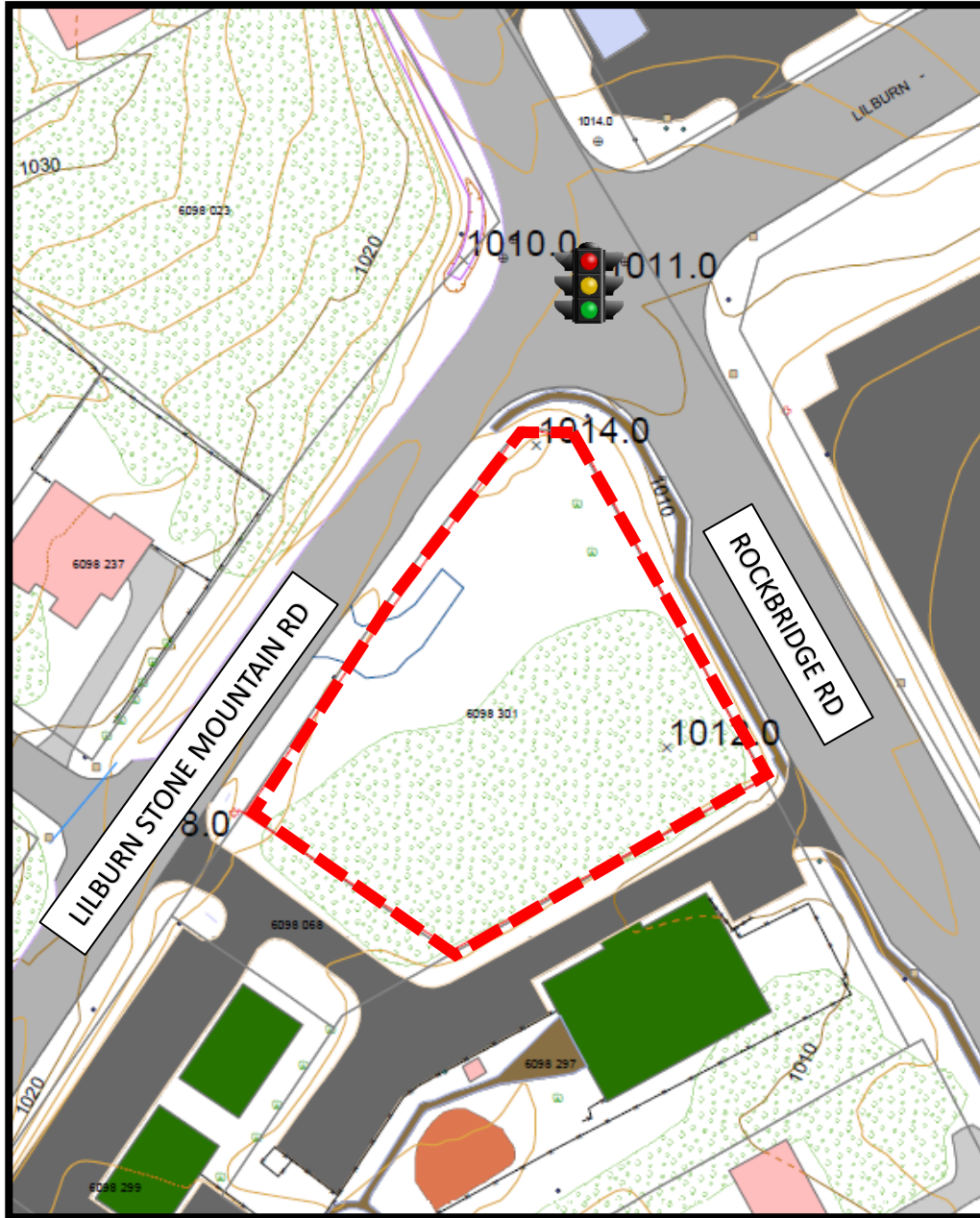
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Topography

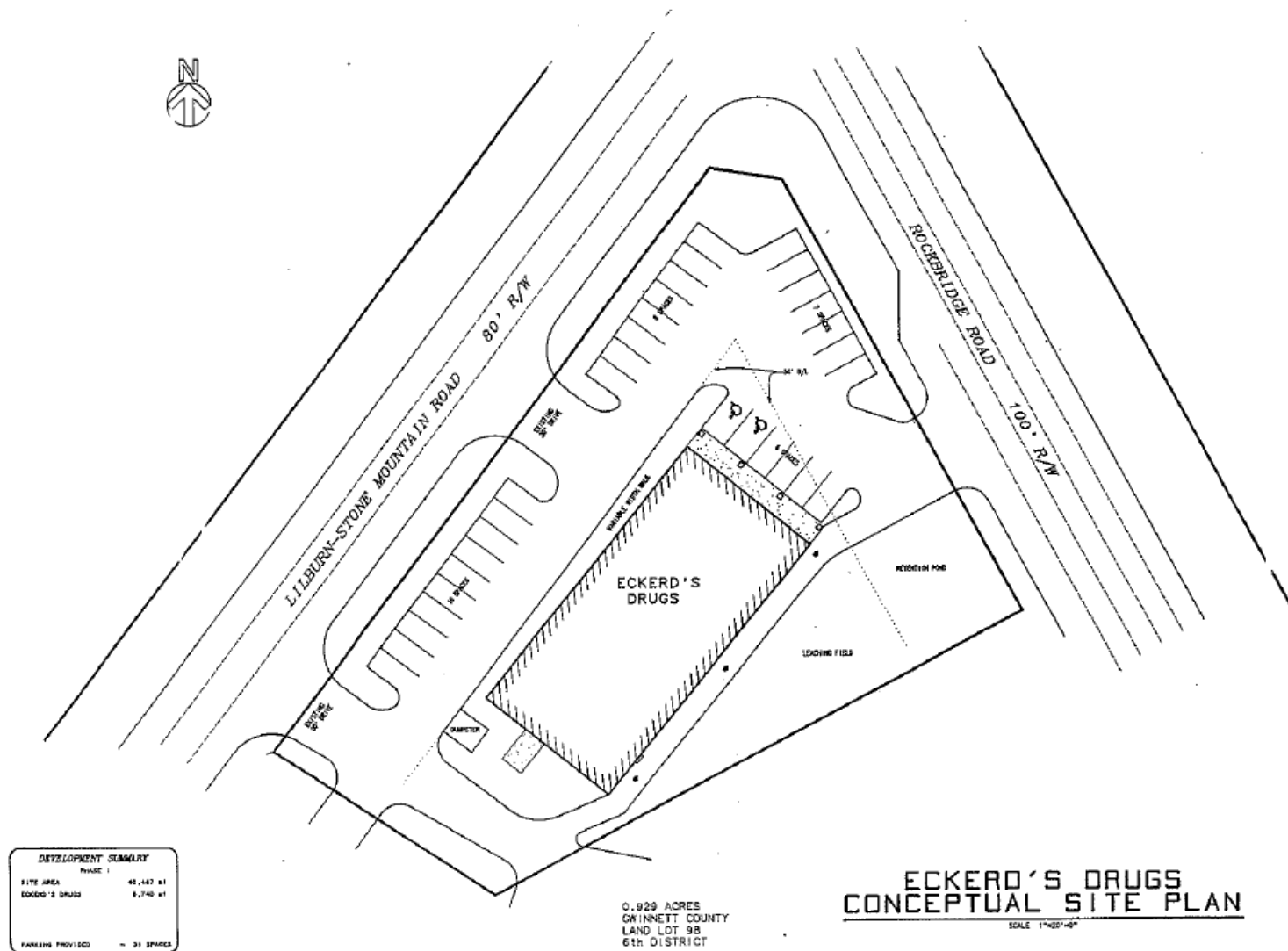


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Survey



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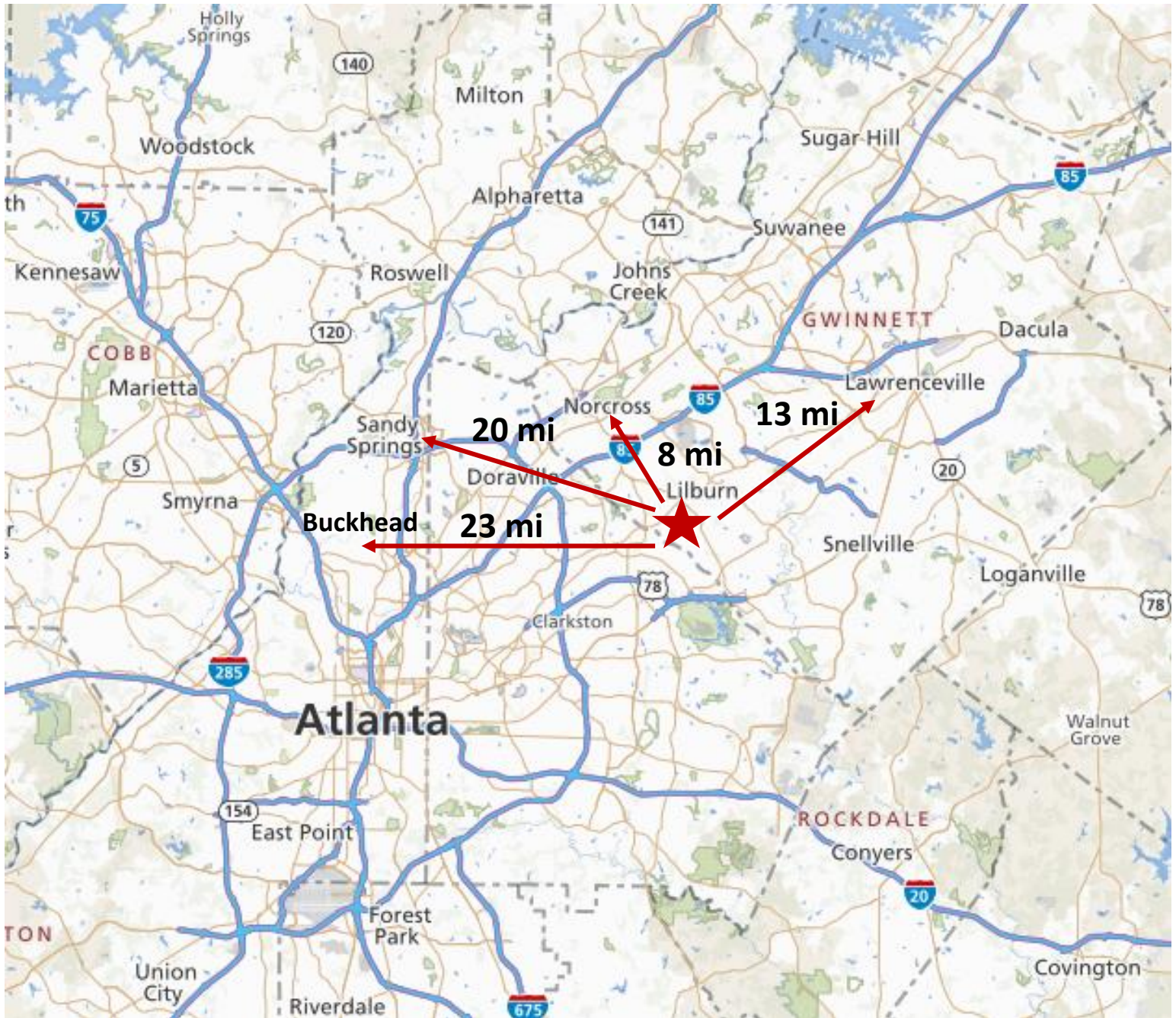
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Distance Map



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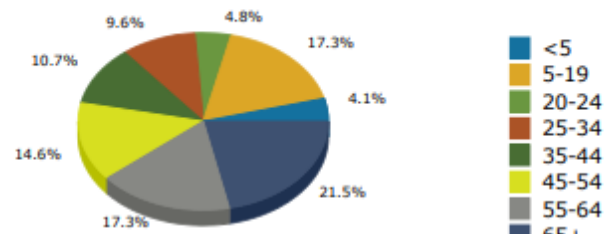
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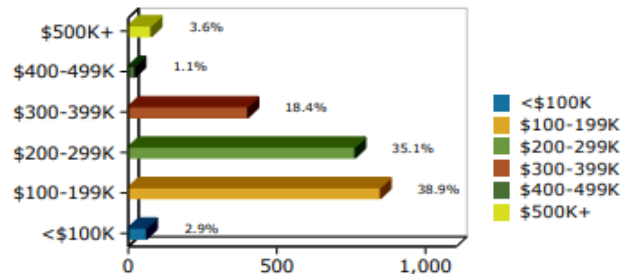
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Area Demographics

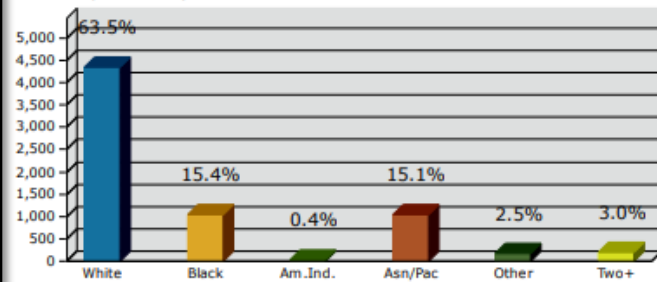
2016 Population by Age



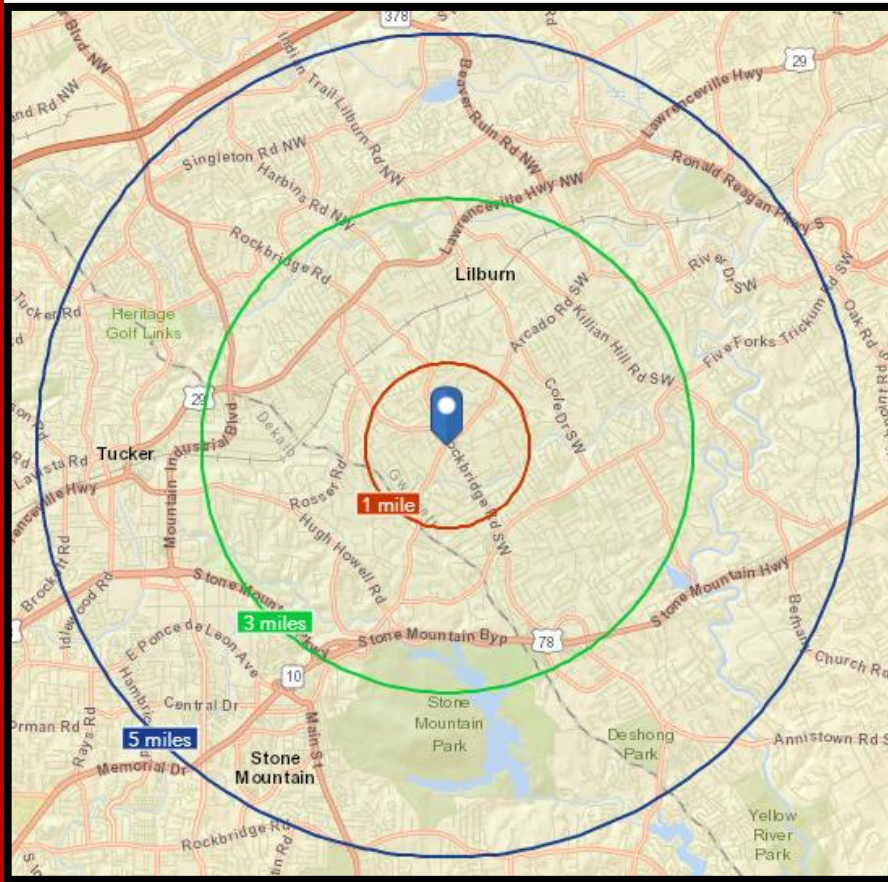
2016 Home Value



2016 Population by Race

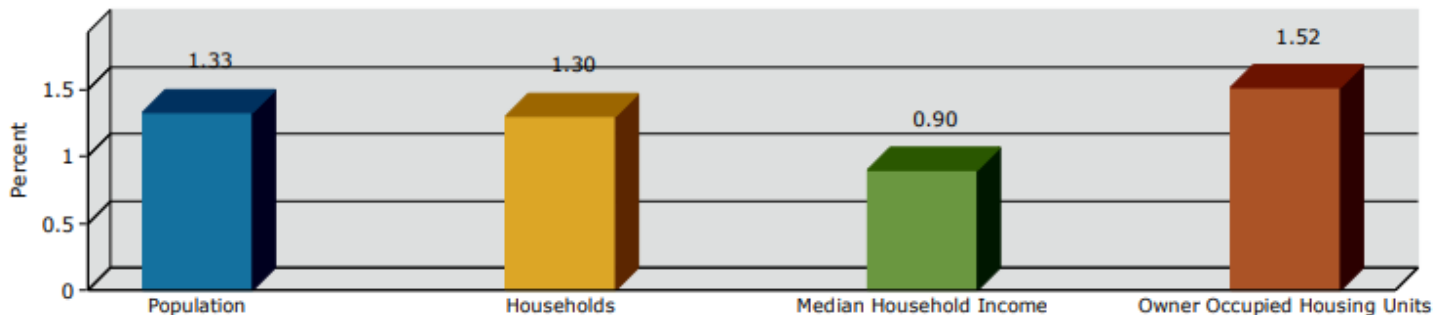


2018 Percent Hispanic Origin: 7.7%



	Population	# of Households	Avg Household Income	Median Age
1 Mile	6,852	2,462	\$107,172	47
1-3 Miles	52,143	18,343	\$100,254	42
3-5 Miles	198,079	68,175	\$78,823	35

2016-2021 Annual Growth Rate



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