



Lilburn Market Center

4805 Lawrenceville Hwy., Gwinnett County, Georgia 30047



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Property highlights

Where convenience meets opportunity in today's most dynamic retail environment.

- Prime grocery-anchored retail destination
- Home to premium national brands including Chipotle, Tropical Smoothie Café, AT&T, Coldstone Creamery, DaVita Dialysis, Harbor Freight Tools, and Nam de Mun Farmer's Market.
- Expansion ready: Additional anchor and junior anchor opportunities available for the right tenant.
- Premium outparcel opportunity: Flexible ground lease or build-to-suit options with maximum visibility.



Tenant roster and site plan



Key

Occupied Vacant

Unit	Tenant	Size
100	Atlanta Pho	3,720
104	Wing It	1,488
108	Chelo's Barber Shop	912
112-128	Atlantic Buffet	12,678
150	Lilburn International Farmer's Market	44,000
200-204	Vacant	6,386
206-240	Vacant	18,569
244	Cafe Kinh Do	3,836
280	Harbor Freight Tools	14,600
300-312	Vacant	5,137
316	Chick Fil A Office	1,300
320 A	Brewed Up, LIC	7,280
320 B	Davita Dialysis	6,720
400	Vacant	8,060
401	Iglesia Cristiana La Palabra Church	2,336
402	It Girl Beauty Bar	2,300
403	Ld Electronics	1,161
404	Just Smoke	1,470
405	Celltronics	1,250
406	Naz - Halah	1,458
407	Vacant	2,000
500	Chipotle	2,358
501	Tropical Smoothie Cafe	1,354
502	Einstein Bros. Bagels	1,413
503	Cold Stone Creamery	1,413
504	AT&T	1,413

Demographic highlights

Unmatched location advantages

Superior visibility, robust traffic patterns, and dense daytime/evening population ensuring consistent customer flow.

Demographics

	1 Mile	3 Miles	5 Miles
Daytime Population	9,113	75,380	225,261
Average Household Income	\$82,957	\$89,074	\$94,001
Median Age	33.5	35.1	35.2

Traffic counts

	VPD
Lawrenceville Hwy NW	36,543
Killian Hill Rd	26,900
Indian Trail Lilburn Rd NW	21,900

Outparcel 1.87 ac

Jackson Creek

Indian Trail Rd



Available BTS or
Ground Lease

HARBOR FREIGHT

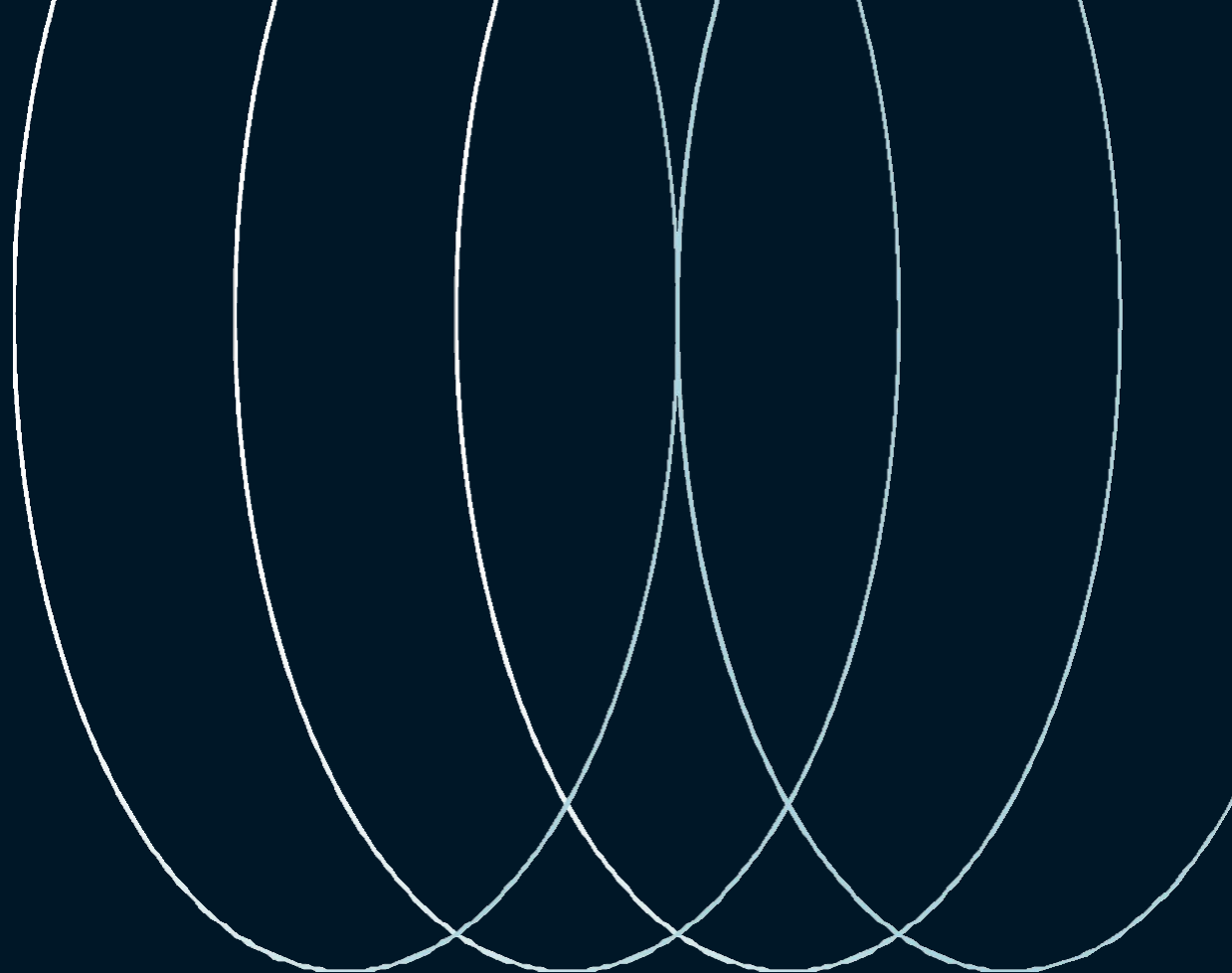


Lawrenceville Hwy



Market Aerial





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