



Beaver Ruin Village II

TOTAL VISITORS
120.1K
(12 MONTHS)

OVERVIEW

4140-4150 Lawrenceville Hwy NW
Lilburn, GA 30047

For Lease

Type: Retail

Total SF: 34,925

Situated at the bustling intersection of "Main & Main" in the Lilburn Market, this center attracts a steady stream of visitors thanks to its highly esteemed tenants like AutoZone, Agavero, and metroPCS. With an impressive average visit frequency of 2.5 visits per person, Beaver Ruin Village II continues to cultivate a devoted following of customers.

RETAILERS INCLUDE



LEASING ASSOCIATE



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VP of Leasing
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DEMOGRAPHICS

POPULATION
HOUSEHOLDS
AVG. HH INCOME (\$)
MEDIAN AGE

3 MILES

85,999
25,909
\$71,936
32

5 MILES

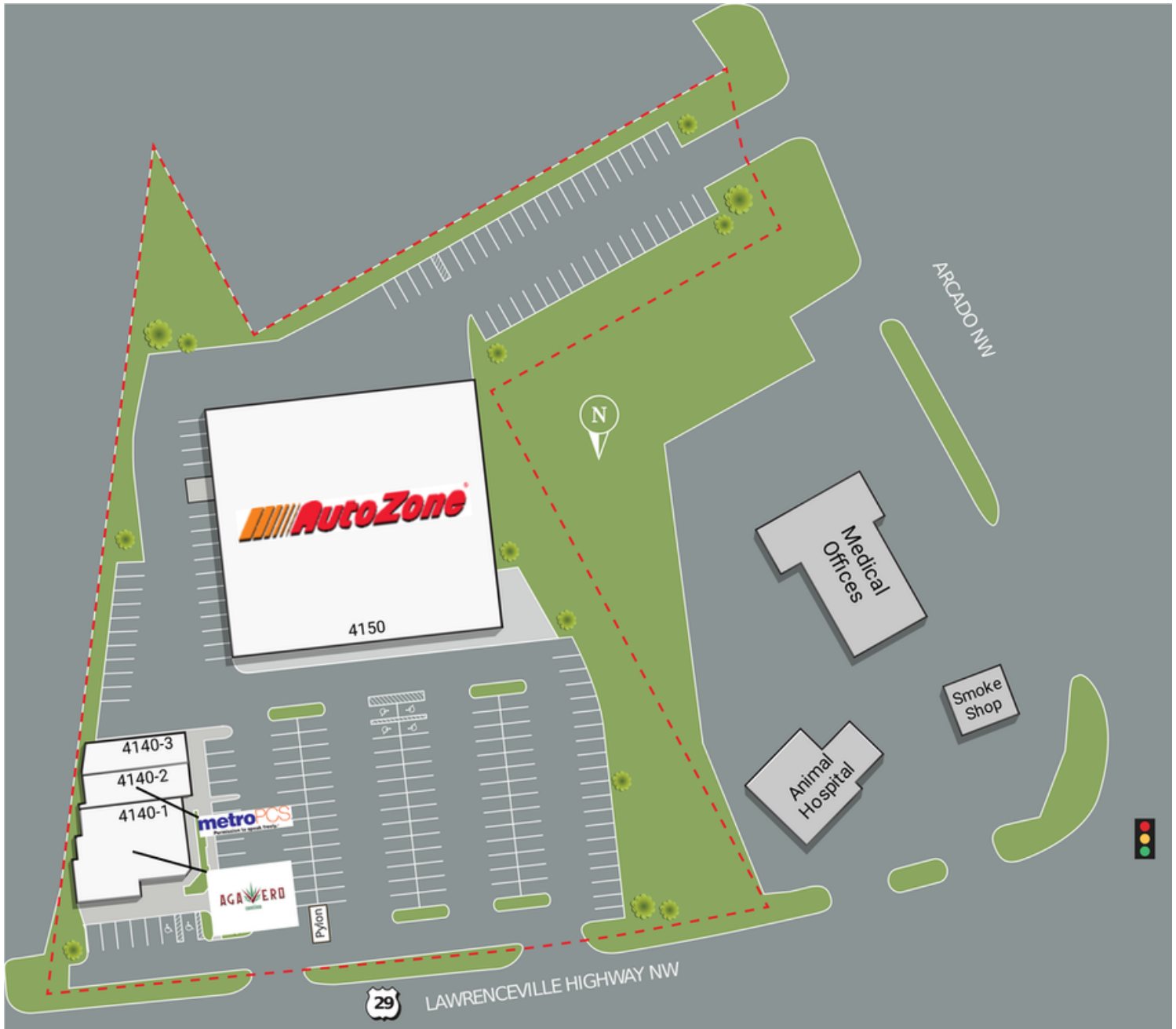
253,315
81,046
\$74,429
33

10 MILES

824,705
276,069
\$84,039
35

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SUITE	TENANTS	S.F.
4140 - 1	Agavero Catina	4,125
4140 - 2	Metro PCS	1,400
4140 - 3	Fred Loya Insurance Agency	1,400
4150	AutoZone	28,000

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AADT: 23,152 (Lawrenceville Hwy NW)
Avg. Hourly Traffic: 965 (Lawrenceville Hwy NW))

DISCLAIMER

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WHLR

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