



Beaver Ruin Village I

TOTAL VISITORS
293.5K
(12 MONTHS)

OVERVIEW

4145-4155 Lawrenceville Hwy NW
Lilburn, GA 30047

For Lease
Type: Retail
Total SF: 74,048

Located at the bustling intersection of "Main & Main" in the Lilburn Market, Beaver Ruin is a prime destination for shoppers. Offering unparalleled accessibility with four direct ingress/egress points, including a signalized entrance, this center is a breeze to navigate. And right next door, you'll find the thriving Kroger, complete with a fuel station that attracts a steady stream of customers. Beaver Ruin Village is a haven for retail therapy, boasting a diverse range of stores, delightful dining options, and fabulous beauty store options. With an impressive visit frequency of 5.09, our center's irresistible offerings keep our loyal customers coming back for more.

RETAILERS INCLUDE



GameStop **total** by verizon

LEASING ASSOCIATE



Denbeigh Marchant
VP of Leasing
(757) 567-2883
denbeigh@whlr.us

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|----------|----------|
| POPULATION | 84,909 | 253,393 | 838,277 |
| HOUSEHOLDS | 25,581 | 81,150 | 280,850 |
| AVG. HH INCOME (\$) | \$69,551 | \$74,026 | \$85,152 |
| MEDIAN AGE | 32 | 33 | 35 |

Beaver Ruin Village I

4145-4155 Lawrenceville Hwy NW
Lilburn, GA 30047



| SUITE | TENANTS | S.F. | SUITE | TENANTS | S.F. |
|-----------|--|-------|------------|-----------------------------|--------|
| 4155 - 1 | Total By Verizon | 1,500 | 4153 - 12 | Legacy Station | 10,995 |
| 4155 - 2 | J Buffalo Wings | 1,500 | 4153 - 13 | FlexFit | 12,335 |
| 4155 - 3 | Lendmark Financial | 1,247 | 4145 - 5 | Green Herbs Wellness Center | 1,200 |
| 4155 - 4 | China Wok | 1,500 | 4145 - 100 | AVAILABLE | 2,400 |
| 4155 - 5 | Chase | 2,747 | 4145 - 8 | BenchMark Physical Therapy | 2,010 |
| 4155 - 7 | GameStop | 1,500 | 4145 - 9 | Vape Stop | 1,200 |
| 4155 - 8 | Mail & Package Center | 1,500 | 4145 - 10B | Nail City | 980 |
| 4153 - 1 | Bambinelli's | 3,571 | 4145 - 10A | Audiology Associates of GA | 1,470 |
| 4153 - 3 | Family Chiropractic Center | 1,603 | 4145 - 11 | City Hope Thrift | 3,500 |
| 4153 - 4 | 3 HFA Educators | 1,608 | 4145 - 7 | Pearl Alterations | 1,200 |
| 4153 - 5 | Eye Elements | 2,775 | 4145 - 13 | AVAILABLE | 2,000 |
| 4153 - 6 | Hair Precise | 1,540 | 4145 - 15 | Great Expressions | 2,040 |
| 4153 - 8 | LaundroLab | 3,035 | 4145 - 16 | Firehouse Subs | 2,280 |
| 4153 - 10 | Cell Phone Repair | 1,500 | OP A | McDonald's | |
| 4153 - 11 | Elsa Rodriguez Barber & Beauty Academy | 3,312 | OP B | Popeyes | |
| | | | OP C | Captains D's | |

Beaver Ruin Village I

4145-4155 Lawrenceville Hwy NW
Lilburn, GA 30047



AADT: 22,373 (Lawrenceville Hwy)
AADT: 14,449 (Beaver Ruin Rd.)
Avg. Hourly Traffic: 1,255 (Lawrenceville Hwy))
Avg. Hourly Traffic: 896 (Beaver Ruin Rd.)

DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.