

**Publix**  
FOOD & PHARMACY

ENTRANCE

## LILBURN CORNERS

375 Rockbridge Rd NW, Lilburn GA GA

Megann C. | 470-210-6880  
Poe | meg@dartretail.com

Courtney J. | 404-955-8153  
Waring | courtney@dartretail.com



## DEMOGRAPHICS

### 1 MILE

 10,147  
Estimated population

 1,762  
Estimated daytime population

 \$98,567  
Average household income

 3,074  
Households

### 3 MILE

 92,973  
Estimated population

 21,223  
Estimated daytime population

 \$89,380  
Average household income

 31,005  
Households

### 5 MILE

 244,948  
Estimated population

 77,297  
Estimated daytime population

 \$94,174  
Average household income

 85,759  
Households

## DRIVE TIME POPULATION

**5**  
Min  19,654

**10**  
Min  101,678

**15**  
Min  249,031

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

**SITE PLAN**

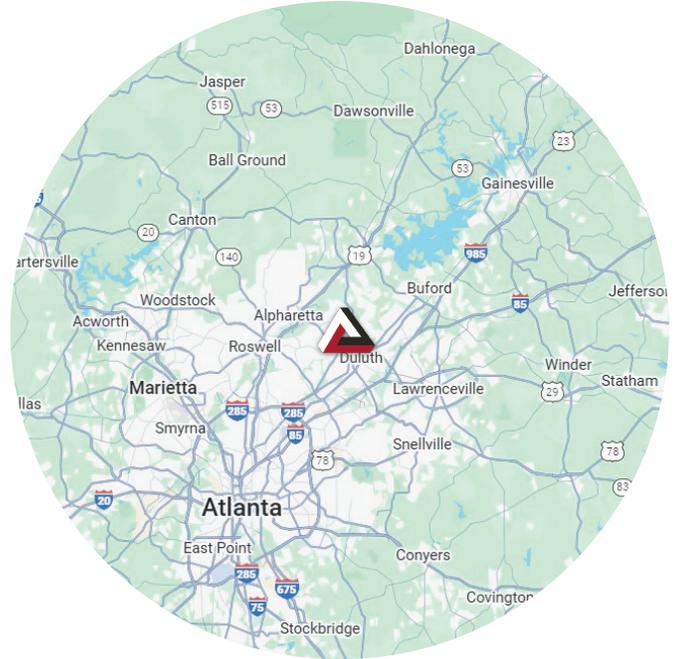
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100	Family Cleaners	1,770 SF	129	Beauty Depot	5,440 SF	172	The UPS Store	1,560 SF
104	H&R Block	1,560 SF	130	Publix	44,271 SF	176	Allstate/Vega Insura...	1,040 SF
108	Appearances Thread...	1,300 SF	148	Snap Fitness	7,242 SF	180	Allure Nail Spa	3,250 SF
112	1-800 New Deal	1,300 SF	154	Time Furniture	11,148 SF	192	Available	5,025 SF
116	Available	1,300 SF	156	Ria's Hair Creations	1,300 SF	196	Marco's Pizza	1,800 SF
120	Available	2,925 SF	160	Kumon Math & Read...	1,300 SF	200	Available	8,000 SF
128	Available	1,625 SF	164	Lifetime Dentistry	2,005 SF			



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## HIGHLIGHTS

- 1,280 SF to 8,000 SF retail and restaurant with patio opportunity available for lease.
- Lilburn Corners is located at the busy intersection of Rockbridge Rd (16,200 VPD) and Lawrenceville Hwy/GA-29 (36,600 VPD).
- The property is less than 10 minutes (4 miles) from I-85.
- Fellow tenants include Publix, Kumon Learning Center, The UPS Store, and Allure Nails.
- Located across from the BAPS Shri Swaminarayan Mandir - Atlanta, the 2nd largest Hindu temple in the United States, which averages over 100,000 visits a year.



16,200 on Rockbridge Rd  
36,600 on Lawrenceville Hwy



Full access from Rockbridge Rd  
Right In/Right Out on Lawrenceville Hwy



Monument and facade signage  
opportunities available.



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