

Publix
FOOD & PHARMACY

ENTRANCE

LILBURN CORNERS

375 Rockbridge Rd NW, Lilburn, GA 30047


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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

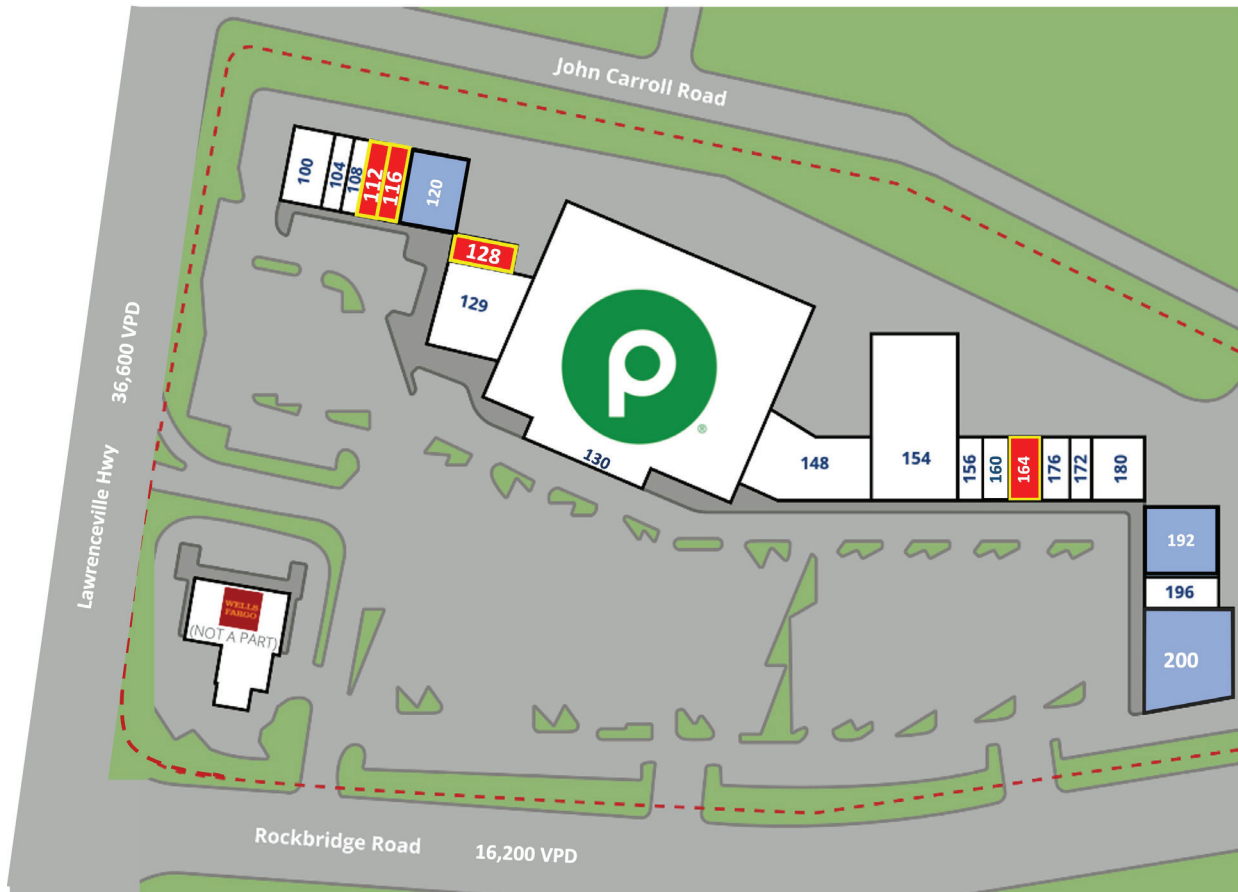
10
Min  101,678

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

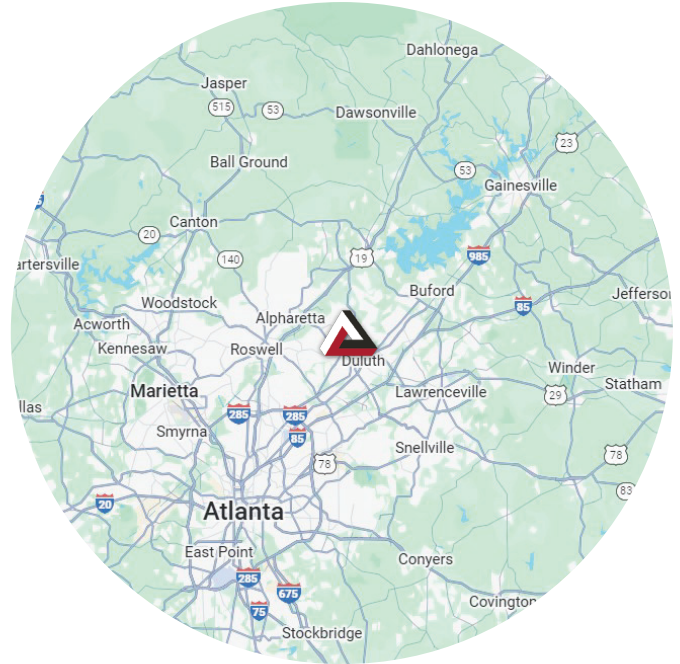
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100	Family Cleaners	1,770 SF	129	Beauty Depot	5,440 SF	172	The UPS Store	1,560 SF
104	H&R Block	1,560 SF	130	Publix	44,271 SF	176	Allstate/Vega Insura...	1,040 SF
108	Appearances Thread...	1,300 SF	148	Snap Fitness	7,242 SF	180	Allure Nail Spa	3,250 SF
112	Available	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	Comming Available	8,000 SF
128	Available	1,625 SF	164	Available	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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