

Publix
FOOD & PHARMACY

ENTRANCE

LILBURN CORNERS

375 Rockbridge Rd NW, Lilburn GA GA


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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

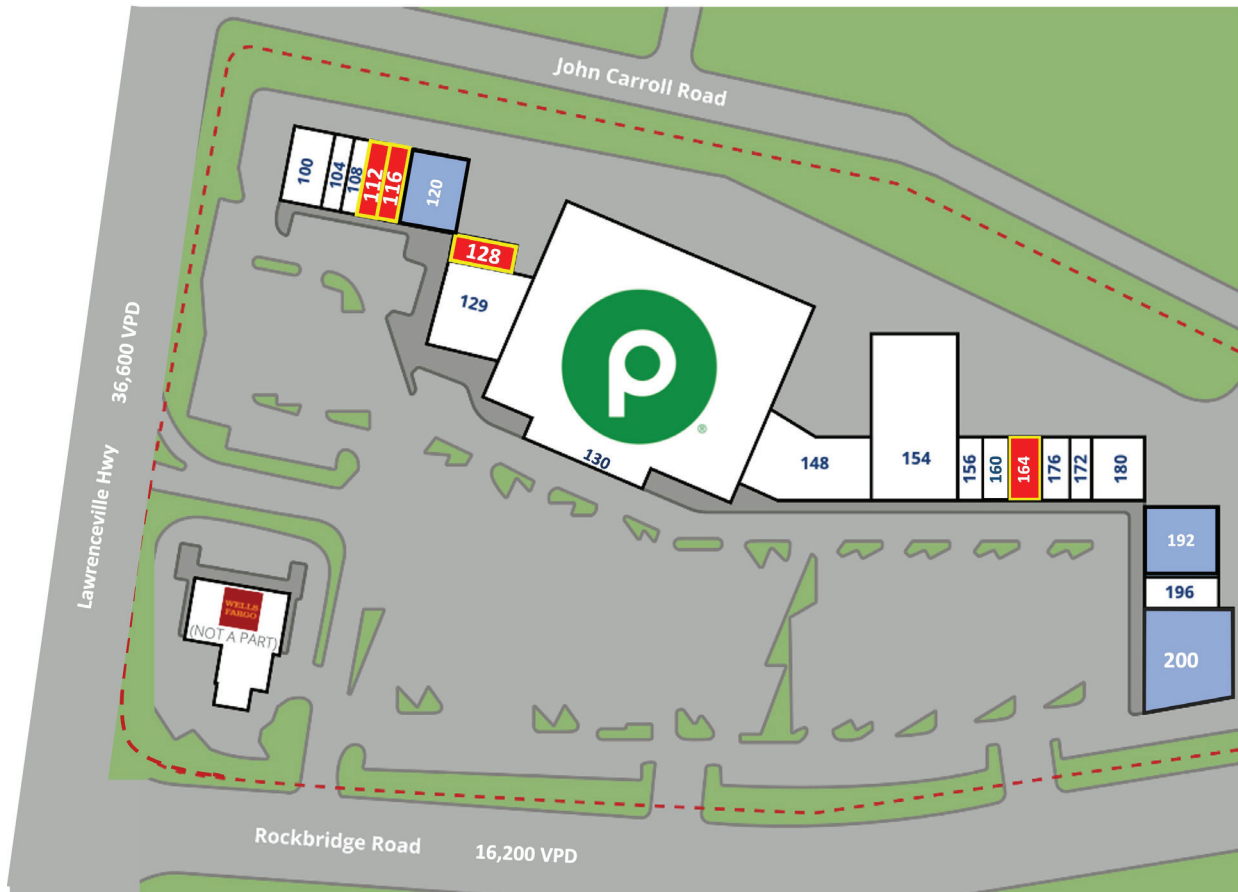
10
Min  101,678

15
Min  249,031

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SITE PLAN

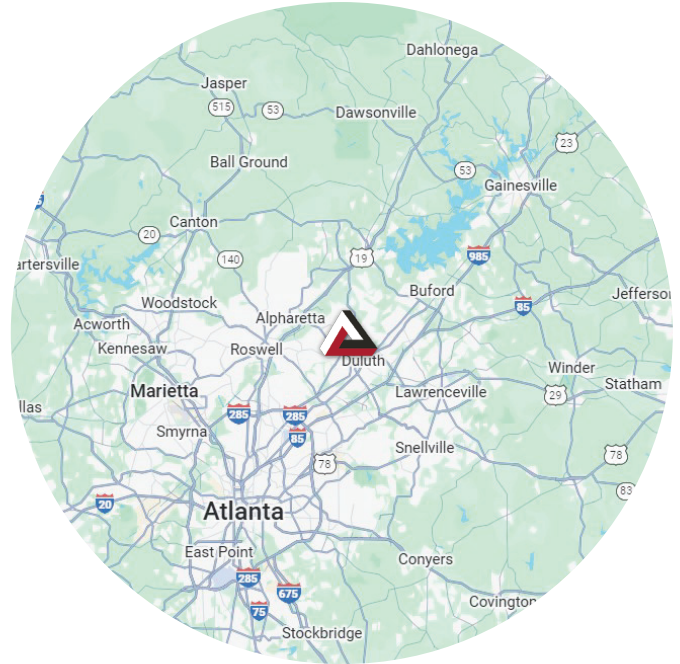
| SUITE | TENANT | SIZE | SUITE | TENANT | SIZE | SUITE | TENANT | SIZE |
|-------|-----------------------|----------|-------|----------------------|-----------|-------|-------------------------|----------|
| 100 | Family Cleaners | 1,770 SF | 129 | Beauty Depot | 5,440 SF | 172 | The UPS Store | 1,560 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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