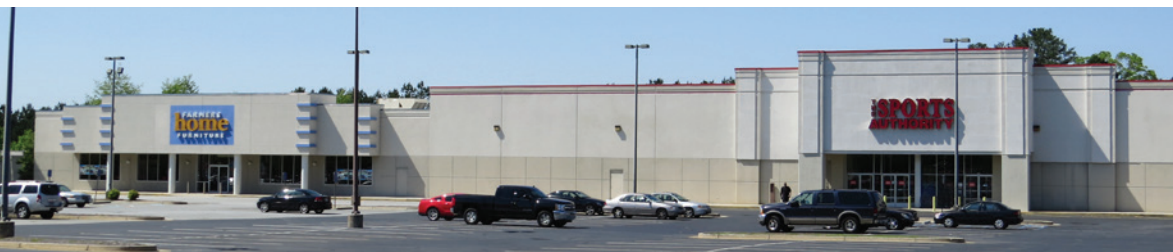




**FOR LEASE** | 4235 Stone Mountain Highway | Lilburn, GA 30047

## ANCHOR & JUNIOR ANCHOR OPPORTUNITY

This retail building is located along Stone Mountain Highway, a main retail artery which caters to the traffic traveling between Snellville and I-285. The property is highly visible and offers two points of access from Stone Mountain Highway. The parking field is extremely generous in size, with close to 200 spaces total, creating a great co-tenancy opportunity. Area retailers include: The Home Depot, Kroger and Burlington Coat Factory.



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Accelerating success.



FOR LEASE | 4235 Stone Mountain Highway | Lilburn, GA 30047

# PROPERTY HIGHLIGHTS

## AVAILABLE SPACE

FARMERS HOME FURNITURE

23,500± SF

SPORTS AUTHORITY

43,393± SF



STRONG TRAFFIC COUNTS



AMPLE PARKING



LOCATED IN MAIN RETAIL  
ARTERY BETWEEN  
SNELLVILLE & I-285



TWO POINTS OF ACCESS

## TRAFFIC COUNTS (2016)



**65,000 VPD**

Stone Mountain Highway  
Directly in front of center



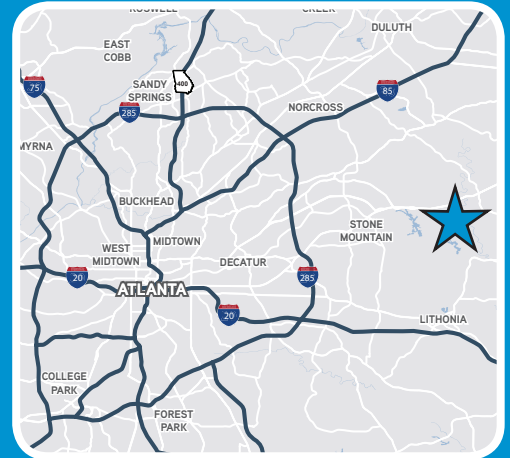
**80,300 VPD**

West of Stone Drive  
on Stone Mtn Hwy



**71,700 VPD**

East of Hewatt Road  
on Stone Mtn Hwy



## DEMOGRAPHICS (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	6,853	59,601	151,232
HOUSEHOLDS	2,480	20,299	51,484
AVERAGE HH INCOME	\$83,475	\$86,439	\$89,699
EMPLOYEES	2,230	17,179	39,528
# OF BUSINESSES	310	2,553	6,000

## TRADE AREA

