

FOR LEASE > RETAIL BUILDING > GWINNETT COUNTY



# Anchor and Junior Anchor Opportunity

4235 STONE MOUNTAIN HIGHWAY, LILBURN, GA 30047



## Overview

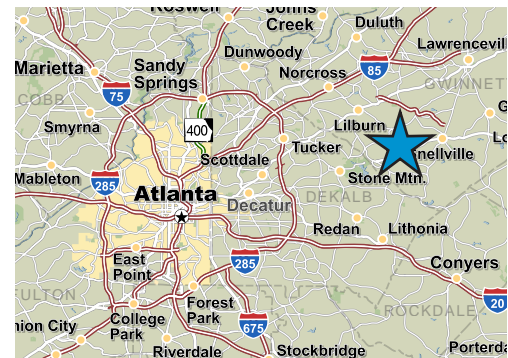
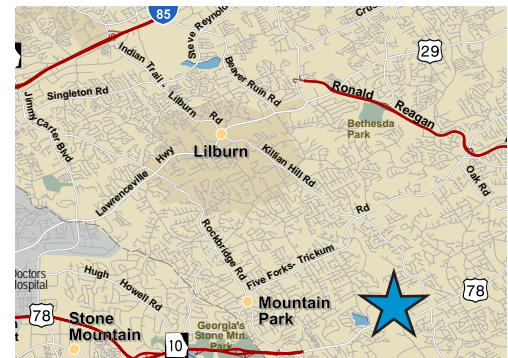
This retail building is located along Stone Mountain Highway, a main retail artery which caters to the traffic traveling between Snellville and I-285. The property is highly visible and offers two points of access from Stone Mountain Highway. The parking field is extremely generous in size, with close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

## Available Spaces

- > Farmers Home Furniture: 23,500± SF
- > Sports Authority: 43,393± SF

## Traffic Counts (2016)

- > 65,000 VPD directly in front of the property on Stone Mountain Highway
- > 80,300 VPD west of Stone Drive on Stone Mountain Highway
- > 71,700 VPD east of Hewatt Road on Stone Mountain Highway

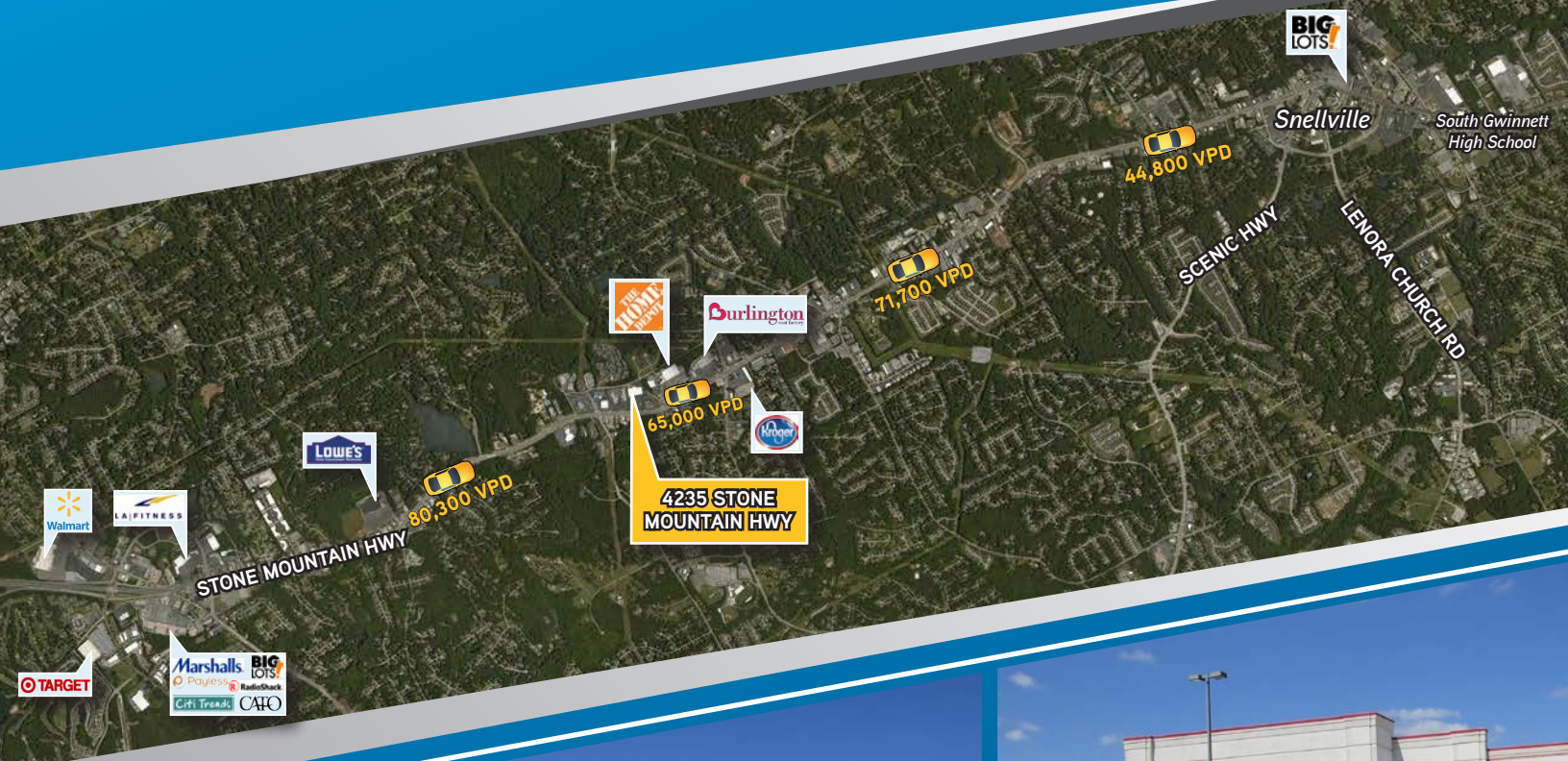


DEMOGRAPHICS (2017)	1-MILE	3-MILE	5-MILE
POPULATION	6,853	59,601	151,232
HOUSEHOLDS	2,480	20,299	51,484
AVERAGE HH INCOME	\$83,475	\$86,439	\$89,699
# OF EMPLOYEES	2,230	17,179	39,528
# OF BUSINESSES	310	2,553	6,000

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