



BEAVER RUIN VILLAGE II

4140 - 4150 LAWRENCEVILLE HWY | LILBURN, GA 30047



34,925± SF
Offering GLA



100%
Occupancy



3.93± AC
Land



Market to Establish
Price



\$437,396
NOI

ANCHOR TENANT



NATIONAL TENANTS



CONTACT

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INVESTMENT HIGHLIGHTS

Anchored by an extremely high-performing AutoZone hub store
Ranked #2 of 205 locations in GA (top 99%) and #84 of 5,994 in the U.S.

Located on the northeast side of the Atlanta MSA
The Capital of the Southeast, which boasts a major East Coast technology hub and one of the fastest-growing economic engines in the country

Well-positioned at the high traffic intersection of Lawrenceville Hwy (US-29/GA-8) and Beaver Ruin Rd (GA-378)
Accessing a combined traffic count of 74,000 VPD in front of the Property

Tenant roster characterized by over 88% national credit tenants
Including service providers – Metro by T-Mobile and Loya Insurance

Dense trade area demographic
Highlighted by over 257,000 people within a 5-mile radius with an Avg. HH Income exceeding \$81,000

Strong, recent leasing and renewal activity includes a 10-yr extension with AutoZone, through 2033
And a 5-yr renewal through 2030, with Metro by T-Mobile

Anchored Investment Opportunity

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275K+

2024 Estimated Population
Within 5 Mile Radius

\$81K+

2024 Estimated Average HH Income
Within 5 Mile Radius



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