



BEAVER RUIN VILLAGE

Kroger Anchored Shopping Center
Lilburn, Gwinnett County, Georgia



1,608 - 4,383 SF Retail Space Available

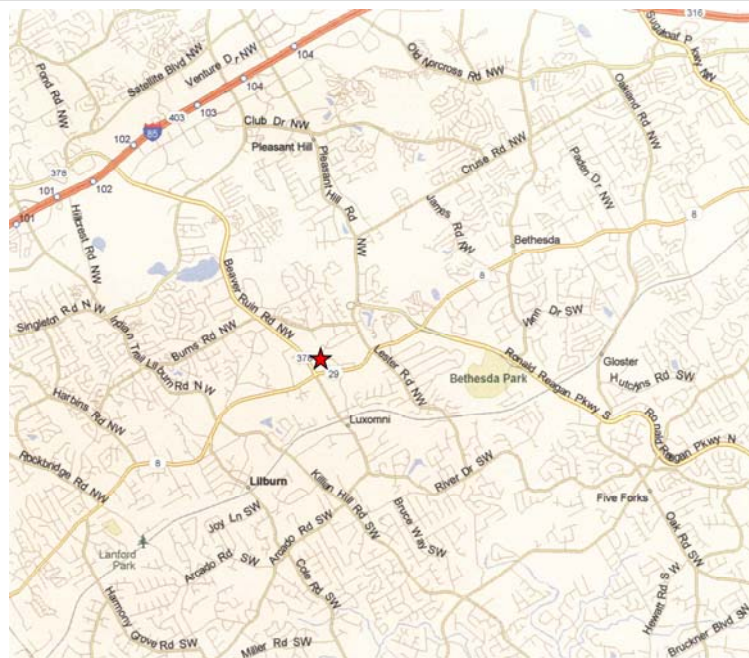
- * End Cap with Patio & Drive-Thru Available
- * Kroger Anchored
- * Dominant Center In Trade Area
- * Retailers Include:
 - McDonald's
 - GameStop
 - Chase Bank
 - Radio Shack
 - Sally Beauty Supply
 - Popeyes
 - Music-Go-Round
 - & More



Beaver Ruin Village
Lilburn, Georgia
Gwinnett County

CONNOLLY

770-277-8000
Aerial: September 2009



Highlights

Intersection:

US 29/Lawrenceville Highway & GA 378/Beaver Ruin Road

Location:

4145 Lawrenceville Highway
Lilburn, Georgia 30047

Demographics* (2009):

	3 Mile	5 Mile
Population	82,411	242,090
Avg. HH Income	\$86,669	\$86,723
Population Change (2000-2009)	13.70%	22.10%

*=CoStar

Traffic:

US 29/Lawrenceville Highway	50,096
GA 378/Beaver Ruin Road	29,069

Available Space:

1,608-4,383 SF

CONNOLLY

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Beaver Ruin Village



1,608 SF Available

Medical Office Space Available
2,775-4,383 Available



4,329 SF with Patio & Drive-Thru Available

Beaver Ruin Village

Parking

Parking

Parking

Parking



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Lawrenceville Highway / US 29