

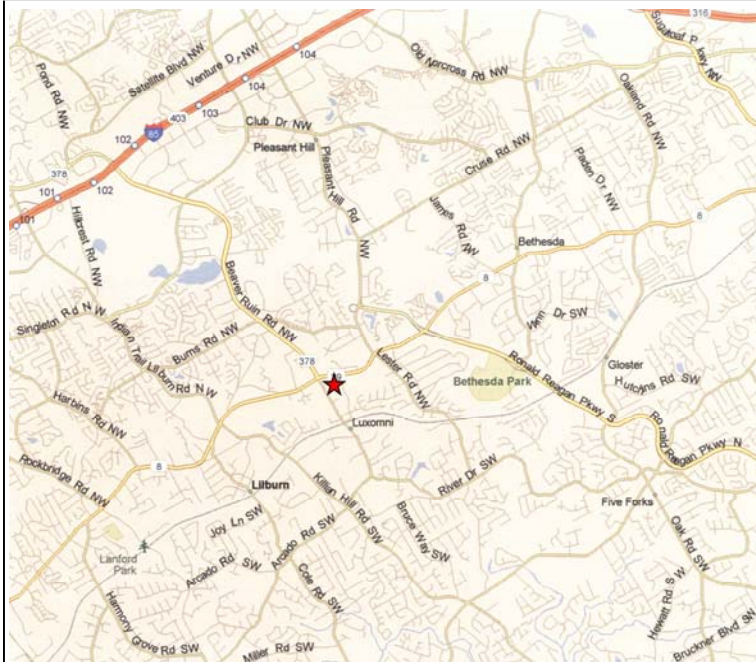
**ONE  
SPACE  
REMAINING!**

# BEAVER RUIN VILLAGE II

4150 Lawrenceville Highway  
Lilburn, Gwinnett County, Georgia

## 1,400 Retail & Restaurant Space Available

- \* Across from Beaver Ruin Village Kroger
- \* 1/8 Mile from New Home Depot & Wal-Mart
- \* Center Renovation 2007
- \* Access to Lawrenceville Highway and Arcado/Beaver Ruin Road
- \* Pylon Sign on Highway 29 and Arcado Road



### Highlights

**Intersection:**

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

**Location:**

4140 Lawrenceville Highway  
Lilburn, Georgia 30047

**Traffic Count:**

US 29/Lawrenceville Highway	50,096
Arcado Road	20,015

**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%

**Available Space:**

1,400 SF Former Take-Out Restaurant

The information contained herein is believed to be accurate; however, no guarantees, warranties or representations as to the completeness and accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**CONNOLLY**

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# Beaver Ruin Village II

