



# Beaver Ruin Village I

**TOTAL VISITORS**  
293.5K  
(12 MONTHS)

## OVERVIEW

4145-4155 Lawrenceville Hwy NW  
Lilburn, GA 30047

**For Lease**  
**Type:** Retail  
**Total SF:** 74,048

Located at the bustling intersection of "Main & Main" in the Lilburn Market, Beaver Ruin is a prime destination for shoppers. Offering unparalleled accessibility with four direct ingress/egress points, including a signalized entrance, this center is a breeze to navigate. And right next door, you'll find the thriving Kroger, complete with a fuel station that attracts a steady stream of customers. Beaver Ruin Village is a haven for retail therapy, boasting a diverse range of stores, delightful dining options, and fabulous beauty store options.

## RETAILERS INCLUDE



**GameStop total** by verizon

## LEASING ASSOCIATE



**Denbeigh Marchant**  
VP of Leasing  
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	84,909	253,393	838,277
HOUSEHOLDS	25,581	81,150	280,850
AVG. HH INCOME (\$)	\$69,551	\$74,026	\$85,152
MEDIAN AGE	32	33	35

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SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
4155 - 1	Total By Verizon	1,500	4153 - 12	Legacy Station	10,995
4155 - 2	J Buffalo Wings	1,500	4153 - 13	FlexFit	12,335
4155 - 3	Lendmark Financial	1,247	<b>4145 - 5</b>	<b>AVAILABLE</b>	<b>1,200</b>
4155 - 4	China Wok	1,500	4145 - 100	Next Step Psychiatry	2,400
4155 - 5	Chase	2,747	4145 - 8	BenchMark Physical Therapy	2,010
4155 - 7	GameStop	1,500	4145 - 9	Vape Stop	1,200
4155 - 8	Mail & Package Center	1,500	4145 - 10B	Nail City	980
4153 - 1	Bambinelli's	3,571	4145 - 10A	Audiology Associates of GA	1,470
<b>4153 - 3</b>	<b>AVAILABLE</b>	<b>1,603</b>	<b>4145 - 11</b>	<b>AVAILABLE</b>	<b>3,500</b>
<b>4153 - 4</b>	<b>AVAILABLE</b>	<b>1,608</b>	4145 - 7	Pearl Alterations	1,200
4153 - 5	Eye Elements	2,775	<b>4145 - 13</b>	<b>AVAILABLE</b>	<b>2,000</b>
4153 - 6	Hair Precise	1,540	4145 - 15	Great Expressions	2,040
4153 - 8	LaundroLab	3,035	4145 - 16	Firehouse Subs	2,280
4153 - 10	Cell Phone Repair	1,500	OP A	McDonald's	
4153 - 11	Elsa Rodriguez Barber & Beauty Academy	3,312	OP B	Popeyes	
			OP C	Captains D's	

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**AADT: 22,373 (Lawrenceville Hwy)**  
**AADT: 14,449 (Beaver Ruin Rd.)**  
**Avg. Hourly Traffic: 1,255 (Lawrenceville Hwy))**  
**Avg. Hourly Traffic: 896 (Beaver Ruin Rd.)**

**DISCLAIMER**

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