

FOR SALE

Auto Repair Shop (4050 Lawrenceville highway)

4050 Lawrenceville Highway
Lilburn, GA 30047

\$949K
PRICE

Andy Arrieta
CRE Aquisitions
7706703452 (Direct)
andy@UCArealestate.com

UC Premier Properties
2750 Premiere Pkwy #200
Duluth, GA 30097
833-886-5263
www.UCArealestate.com
Lic# H-31589



Executive Summary

4050 Lawrenceville Highway · Lilburn, GA 30047



PRICE

\$949,000



PRICE/SF

\$189.80

We are pleased to offer Auto Repair Shop (4050 Lawrenceville Highway), a 5,000-square-foot automotive service property situated on approximately 0.40 acres at 4050 Lawrenceville Highway in the heart of Lilburn, Georgia. This unique opportunity is ideally suited for an owner-occupant seeking a well-located automotive facility or an investor looking to acquire a tenant-occupied income-producing asset. Positioned along a highly traveled corridor with strong visibility and accessibility, the property offers a rare combination of established automotive infrastructure, 5 functional service bays, and long-term investment potential within one of Gwinnett County's most active commercial submarkets.

4050 Lawrenceville Highway Lilburn, GA is strategically positioned along one of Gwinnett County's most established commercial corridors, offering exceptional visibility and accessibility in the heart of Lilburn, Georgia. The property fronts Lawrenceville Highway (US-29), a major east-west thoroughfare connecting Lilburn, Tucker, North Decatur, and the greater Atlanta metropolitan area.

The property benefits from convenient access to several major transportation routes, including Interstate 85, Interstate 285, Jimmy Carter Boulevard, Pleasant Hill Road, and Ronald Reagan Parkway, allowing efficient connectivity throughout Gwinnett County, DeKalb County, and the broader Metro Atlanta region. Hartsfield-Jackson Atlanta International Airport is approximately 30 miles away, while Downtown Atlanta is less than 20 miles southwest.

Surrounded by a dense mix of residential neighborhoods, established businesses, and national retailers, the property is located within a thriving commercial trade area that supports strong consumer demand and workforce accessibility. Nearby retailers and commercial destinations include Walmart Supercenter, The Home Depot, Lowe's, Kroger, Publix, Walgreens, CVS, and

PROPERTY DATA

Building SqFt	5,000
Year Built	1988
Lot Size (Acres)	0.400
Service Bays	5
Lifts	3
Traffic Count (VPD)	44,230
Parcel ID	R6150002
Zoning	CB
County	Gwinnett

Investment Highlights

Property Highlights

- **Automotive Repair Facility** strategically located at **4050 Lawrenceville Highway, Lilburn, GA**
- **5,000 SF Freestanding Building** configured for automotive service operations
- **5 Functional Service Bays** allowing multiple simultaneous repair operations
- **3 Existing Vehicle Lifts** already in place for immediate operational use
- Situated on approximately **0.40 Acre Lot** with functional on-site parking and maneuverability
- Prime frontage along **Lawrenceville Highway (US-29)** with strong daily traffic exposure
- Established automotive location with infrastructure already built out for repair/service use
- Ideal opportunity for **Owner-Occupant Users** seeking an operational automotive facility
- Attractive for **Investors** seeking a value-add or tenant-occupied income-producing asset
- Located within a dense Gwinnett County trade area surrounded by strong residential and retail demographics
- Convenient access to **Interstate 85, Interstate 285, Ronald Reagan Parkway, and major surrounding thoroughfares**

Area Demographics (5-Mile Radius)

- **Population:** Over **285,000+** residents within a 5-mile radius providing a strong and established customer base
- **Average Household Income:** Approximately **\$85,000+**, reflecting solid consumer spending power within the immediate trade area
- **Daytime Population:** Dense workforce population driven by surrounding retail, service businesses, and office users throughout Gwinnett County
- **Traffic Exposure:** Positioned along **Lawrenceville Highway (US-29)** with strong daily commuter

Asking Price	\$949,000
Price/SF	\$189.80
Building SF	5,000
Year Built	1988
Lot Size	0.400



Photo Gallery

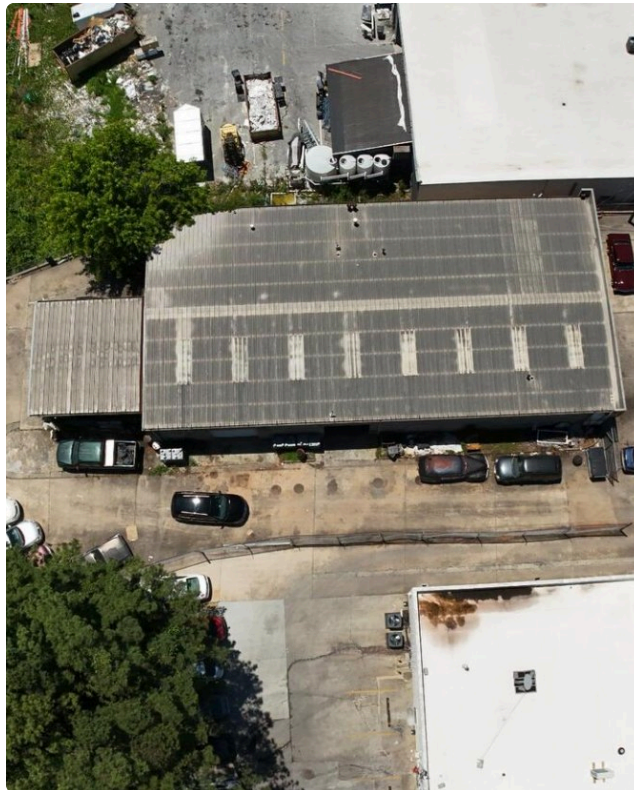


Photo Gallery

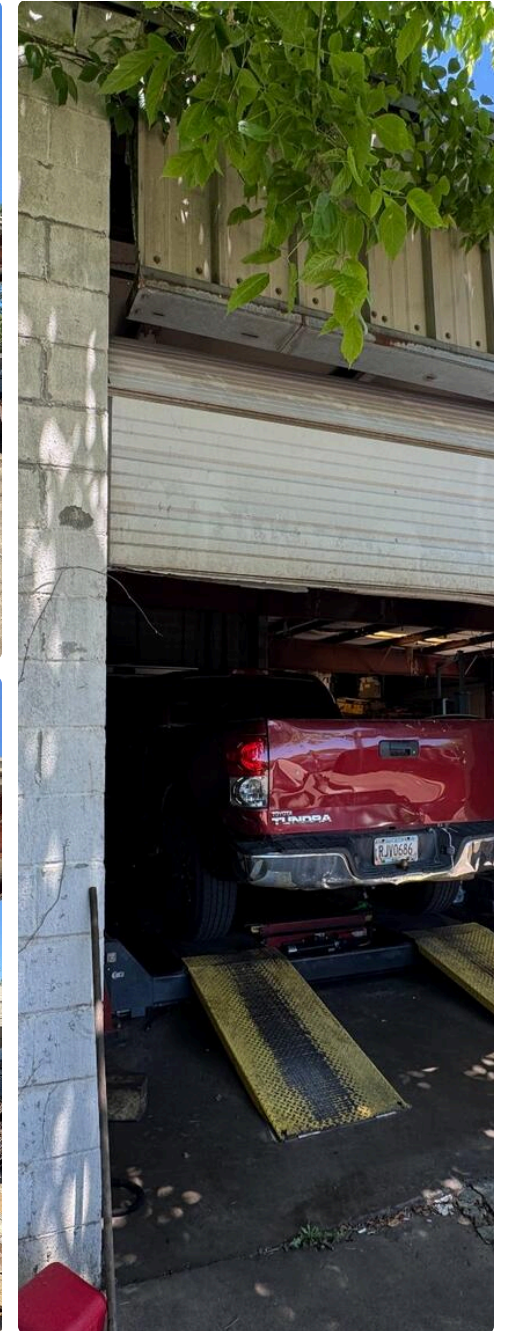
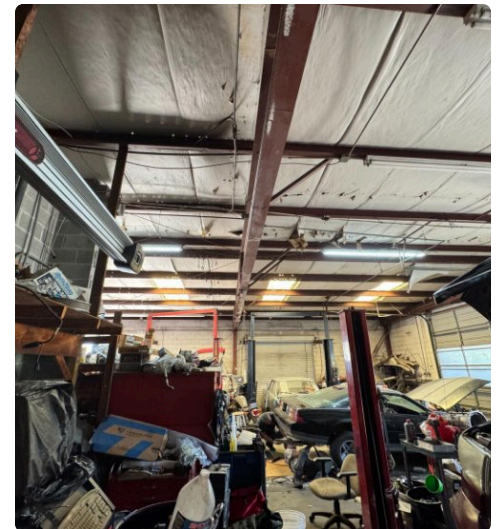
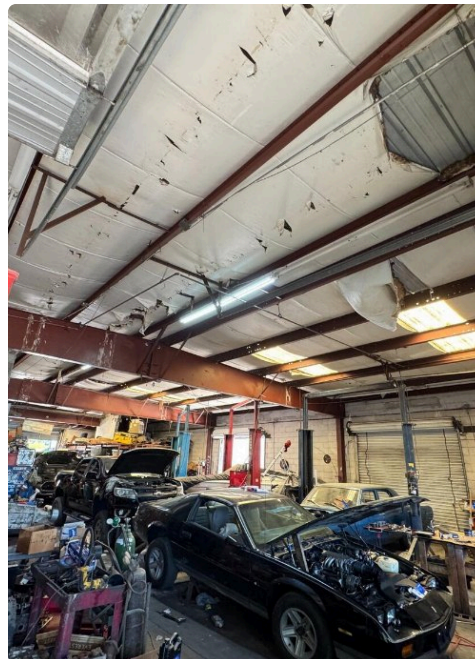
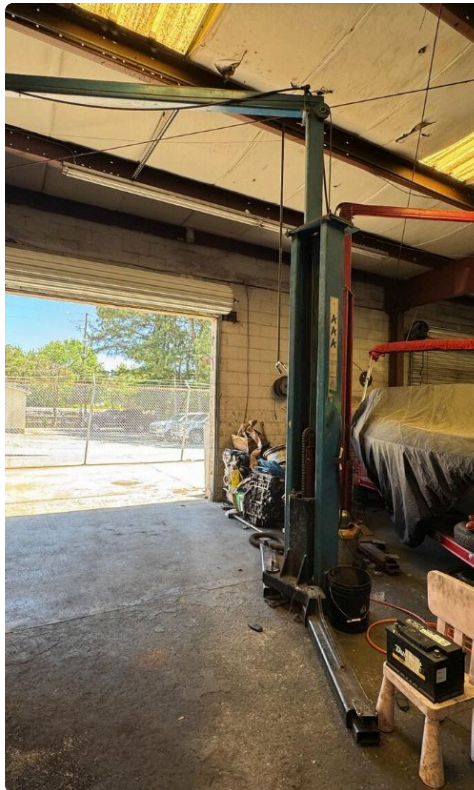
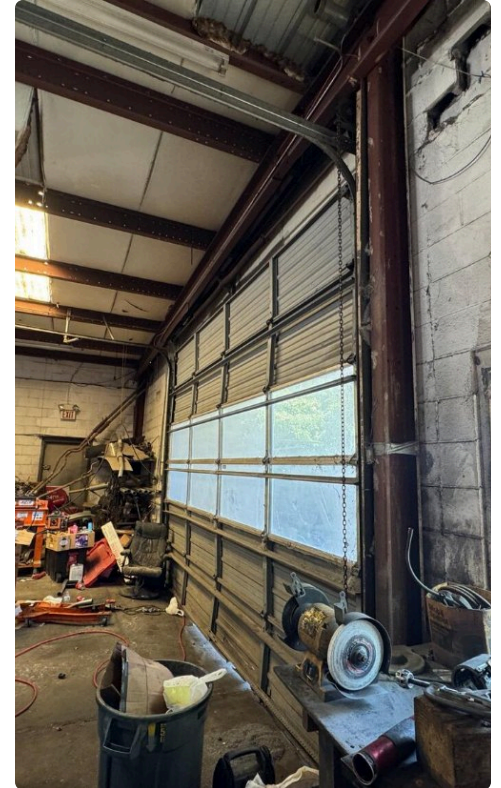
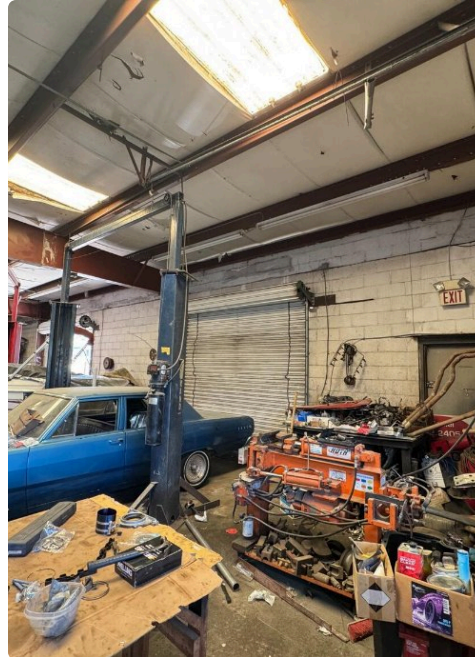
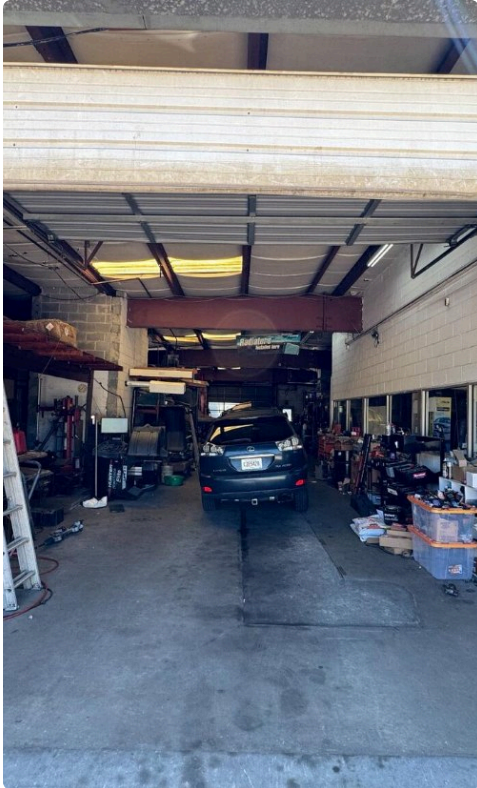


Photo Gallery



Market Overview



POPULATION
12,266

AREA
6.4 sq mi

ELEVATION
951 ft

COUNTY
Gwinnett County

INCORPORATED
January 1, 1890

STATE
Georgia

Market Overview: Lilburn, GA

Market Overview | Lilburn, Georgia

Located within the highly desirable Gwinnett County submarket of Metro Atlanta, Lilburn, Georgia has established itself as one of the region's most stable and rapidly growing suburban communities. Positioned approximately 20 miles northeast of Downtown Atlanta, Lilburn benefits from immediate access to major transportation corridors including **US-29 (Lawrenceville Highway), Interstate 85, Interstate 285, and Ronald Reagan Parkway**, providing exceptional regional connectivity throughout the Southeast's largest economic hub.

As part of **Gwinnett County — one of Georgia's fastest-growing and most economically active counties — Lilburn continues to experience strong residential growth, commercial development, and sustained consumer demand driven by an expanding population base and workforce.** The surrounding trade area benefits from a dense suburban demographic with strong household incomes, high vehicle ownership rates, and continued demand for essential service-based businesses.

The city has seen ongoing public and private investment through downtown redevelopment initiatives, infrastructure improvements, and continued expansion of retail and mixed-use developments aimed at enhancing long-term economic growth and community connectivity. The nearby commercial corridors surrounding Lawrenceville Highway continue to attract national retailers, automotive service operators, restaurants, and neighborhood service providers that support consistent daily traffic patterns and strong local commerce.

Lilburn's strategic location within the greater Atlanta metropolitan area, combined with Gwinnett County's pro-business environment, expanding population density, and mature surrounding infrastructure, positions the market as a highly attractive destination for owner-users, service-based operators, and investors seeking long-term stability within one of Metro Atlanta's strongest suburban growth corridors.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,661	Population	100,712	Population	267,331
Median HH Income	\$66,605	Median HH Income	\$71,926	Median HH Income	\$77,181
Households	3,230	Households	32,783	Households	90,219

Source: ESRI / ArcGIS Business Analyst

Auto Repair Shop (4050 Lawrenceville highway)

4050 Lawrenceville Highway, Lilburn, GA, 30047



UC Premier Properties

2750 Premiere Pkwy #200

Duluth, GA 30097

833-886-5263

www.UCArealestate.com

Lic# H-31589

PRESENTED BY



Andy Arrieta

CRE Aquisitions

7706703452 andy@UCArealestate.com

Lic# 434554

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UC Premier Properties and it should not be made available to any other person or entity without the written consent of UC Premier Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to UC Premier Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UC Premier Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, UC Premier Properties has not verified, and will not verify, any of the information contained herein, nor has UC Premier Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE UC Premier Properties ADVISOR FOR MORE DETAILS.