

Pleasant Hill & Burns Shopping Center

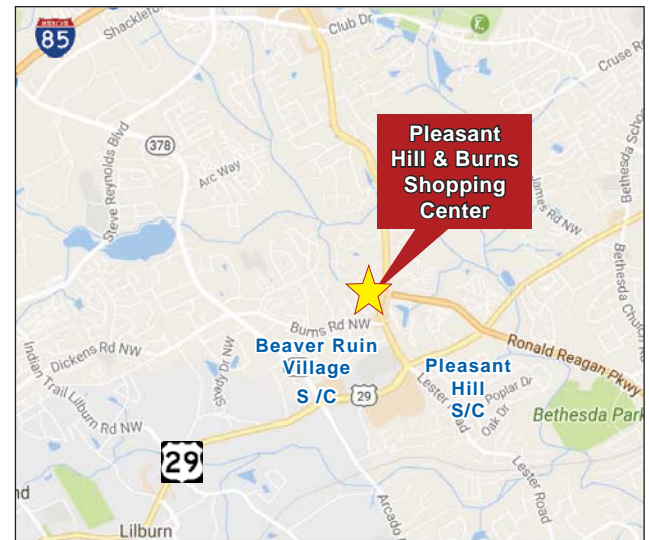
17,200 SF building with Two Vacancies

Corner Lot with Great Visibility



3907 Burns Road, Lilburn, GA 30047

- Built in 2007, Pleasant Hill & Burns Shopping Center sits on 2.46 acres and the total square footage of the building is 17,200.
- Center has two available spaces: One large 5,350 sf vacant space and a smaller 1,300 sf vacant space
- Great visibility and excellent traffic count of 27,900 Vehicles Per Day
- Located about 3 miles west of Pleasant Hill and I-85 North



FOR LEASE

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	10,361	96,669	249,542
Population Growth 2010-2017	14.32%	10.45%	10.58%
Projected Growth 2017-2022	8.16%	6.54%	6.56%
Total Households	3,432	31,907	82,611
Average Household Income	\$60.169	\$60.596	\$67.638
Bachelor's Degree or Above	14.19%	17.61%	19.80%

Traffic Count

27,900 Pleasant Hill Road

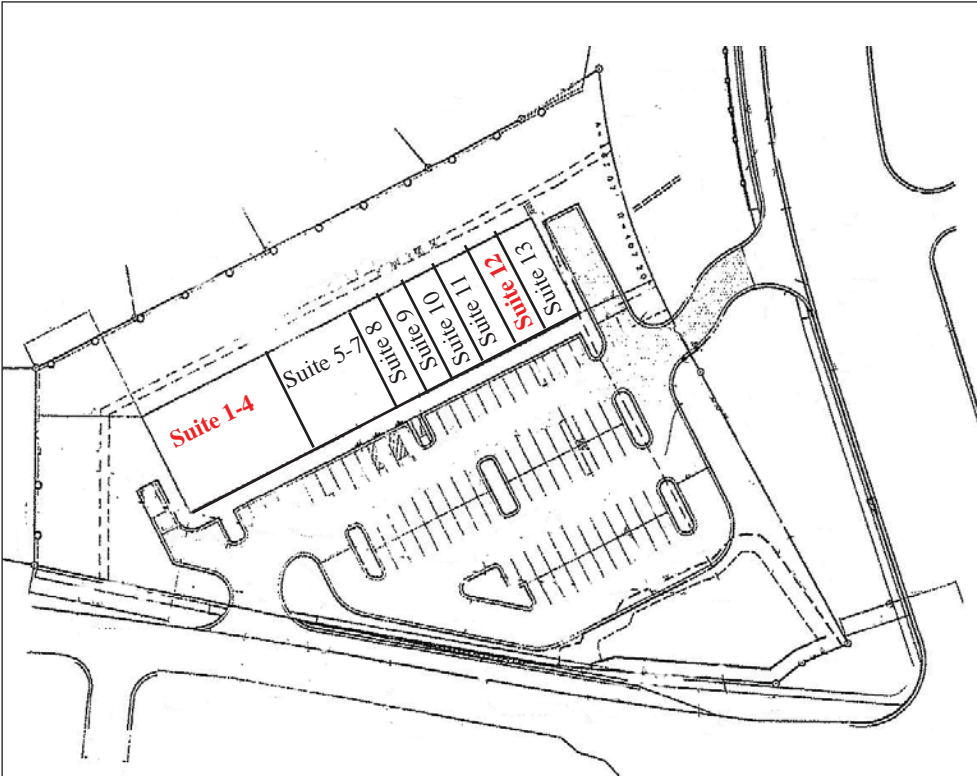
FOR MORE INFORMATION, CONTACT:

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LEASE AT Pleasant Hill & Burns Shopping Center

3907 Burns Road
Lilburn, GA 30047



- Suite 1-4** Vacant - 5350 sf
- Suite 5-7** Food Mart
- Suite 8** Barber Shop
- Suite 9** El Tropical
- Suite 10** Tax Office
- Suite 11** Ice Cream Shop
- Suite 12** Vacant - 1300 sf
- Suite 13** Metro PCS



74% (Occupied)



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