

# Pleasant Hill & Burns Shopping Center

17,200 SF building with One (1) Vacancy

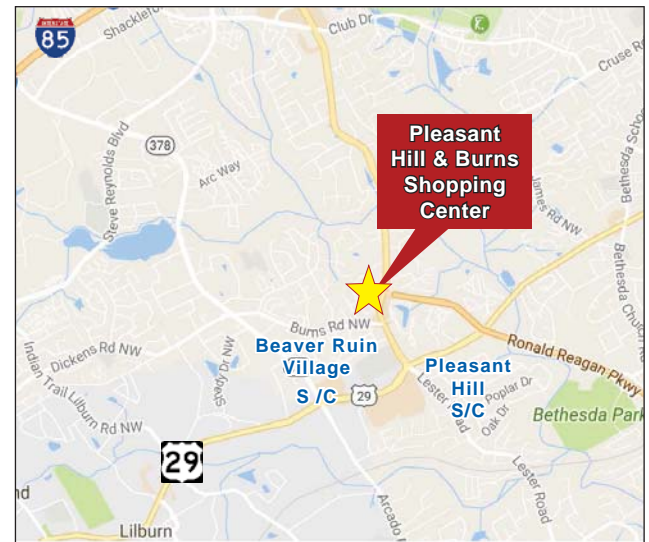
Corner Lot with Great Visibility



3907 Burns Road, Lilburn, GA 30047

FOR LEASE

- Built in 2007, Pleasant Hill & Burns Shopping Center sits on 2.46 acres and the total square footage of the building is 17,200.
- One (1) 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



### 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	Lounge
Suite 5-7	Food Mart
Suite 8	Barber Shop
Suite 9	El Tropical
Suite 10	Tax Office
Suite 11	Ice Cream Shop
<b>Suite 12</b>	<b>VACANT- 1300 sf</b>
Suite 13	Metro PCS



92% (Occupied)



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