



# 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. With an impressive visit frequency of 5.09, our center's irresistible offerings keep our loyal customers coming back for more.

## RETAILERS INCLUDE



**GameStop total by verizon**

## LEASING ASSOCIATE



**Denbeigh Marchant**  
*VP of Leasing*  
(757) 567-2883  
denbeigh@whlr.us

## 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

# Beaver Ruin Village I

4145-4155 Lawrenceville Hwy NW  
Lilburn, GA 30047



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	4145 - 5	AVAILABLE 12/1/2024	1,200
4155 - 4	China Wok	1,500	4145 - 100	AVAILABLE	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
4153 - 3	Family Chiropractic Center	1,603	4145 - 11	City Hope Thrift	3,500
4153 - 4	3 HFA Educators	1,608	4145 - 7	Pearl Alterations	1,200
4153 - 5	Eye Elements	2,775	4145 - 13	AVAILABLE	2,000
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	



# Beaver Ruin Village I

4145-4155 Lawrenceville Hwy NW  
Lilburn, GA 30047



**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

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.