



METRO BROKERS



## Lilburn / 4,440 ± SF / Office Condominium

### PREPARED BY:

**Coldwell Banker Commercial**  
METRO BROKERS

**Ben Choi**  
678-320-4800 OFFICE  
770-241-5658 MOBILE  
ben.choi@cbcworldwidemetro.com

5775 Glenridge Drive Bldg. D  
Second Floor  
Atlanta, GA 30328

### FOR SALE

**4568 Lawrenceville Hwy.**  
**Suite 201-C & 220-C**  
**Lilburn, GA 30047**

**CONFIDENTIALITY STATEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



METRO BROKERS

4,440 ± Office Condominium / Lilburn, Gwinnett

**TABLE OF CONTENTS**

Confidentiality Statement	2
Table of Contents	3
Executive Summary	4
Property Photos	5 - 8
Floor Plan	9
Maps & Aerials	10
Demographics	11-16
Contact Information	17

4,440 ± Office Condominium / Lilburn, Gwinnett

**EXECUTIVE SUMMARY****THE PROPERTY**

4568 Lawrenceville Hwy.,  
Suite #201-C & 220-C  
Lilburn, GA 30047

**PROPERTY SPECIFICATIONS**

<b>Property Type:</b>	Office Condominium
<b>Class:</b>	A
<b>Building Size:</b>	4,440 ± SF
<b>Year Built:</b>	2001

**PRICE**

<b>Sale Price</b>	\$500,000 USD
-------------------	---------------

**INVESTMENT HIGHLIGHTS**

- Offered at \$500,000
- 4,440 ± SF office condominium
- Can be easily divided into two separate independent suites
- Four separate entrance points
- 16 individual offices
- 4 separate restrooms
- 2 separate breakrooms
- Parking available at front and rear of the building
- Ground floor level accessibility
- Front entrance and rear entrance
- Future Lilburn Police Department, which will also house a new municipal court is being built adjacent to the office complex where the subject property is located

**TAXES / OFFICE PARK ASSOCIATION FEES**

- Annual Gwinnett County/Lilburn City Tax: \$5,710.82 ±
- Office Park Association Fees: \$750 ± per month

**LOCATION HIGHLIGHTS**

- Located approximately 0.3 ± mile east of the intersection of Indian Trail Lilburn Road NW and Lawrenceville Hwy
- 0.8 ± mile west of the intersection of Beaver Ruin Road and Lawrenceville Hwy
- 1.5± miles west of Pleasant Hill Road
- Easy access to I-85 (approx. 3.6 ± miles)
- 9 ± miles northeast of I-285
- Multiple points-of-access to the property
- Convenient access to major corridors in the area including Indian Trail Lilburn Road, Lawrenceville Highway, Killian Hill Road, Beaver Ruin Road, Pleasant Hill Road, etc.



4,440 ± Office Condominium / Lilburn, Gwinnett

**PROPERTY PHOTOS**





4,440 ± Office Condominium / Lilburn, Gwinnett

**PROPERTY PHOTOS**





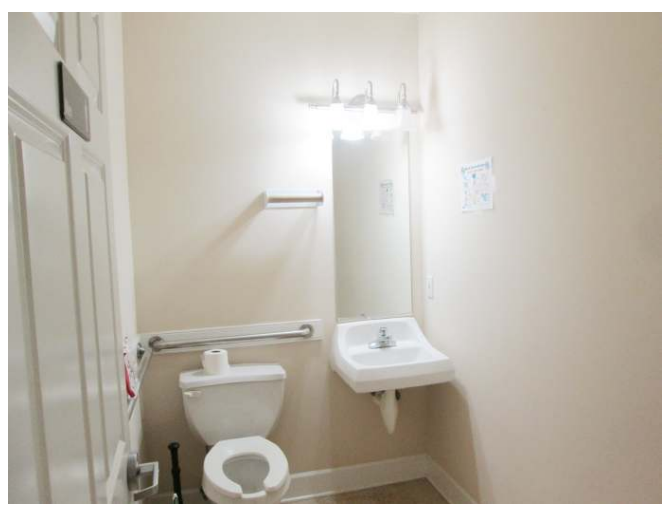
4,440 ± Office Condominium / Lilburn, Gwinnett

**PROPERTY PHOTOS**





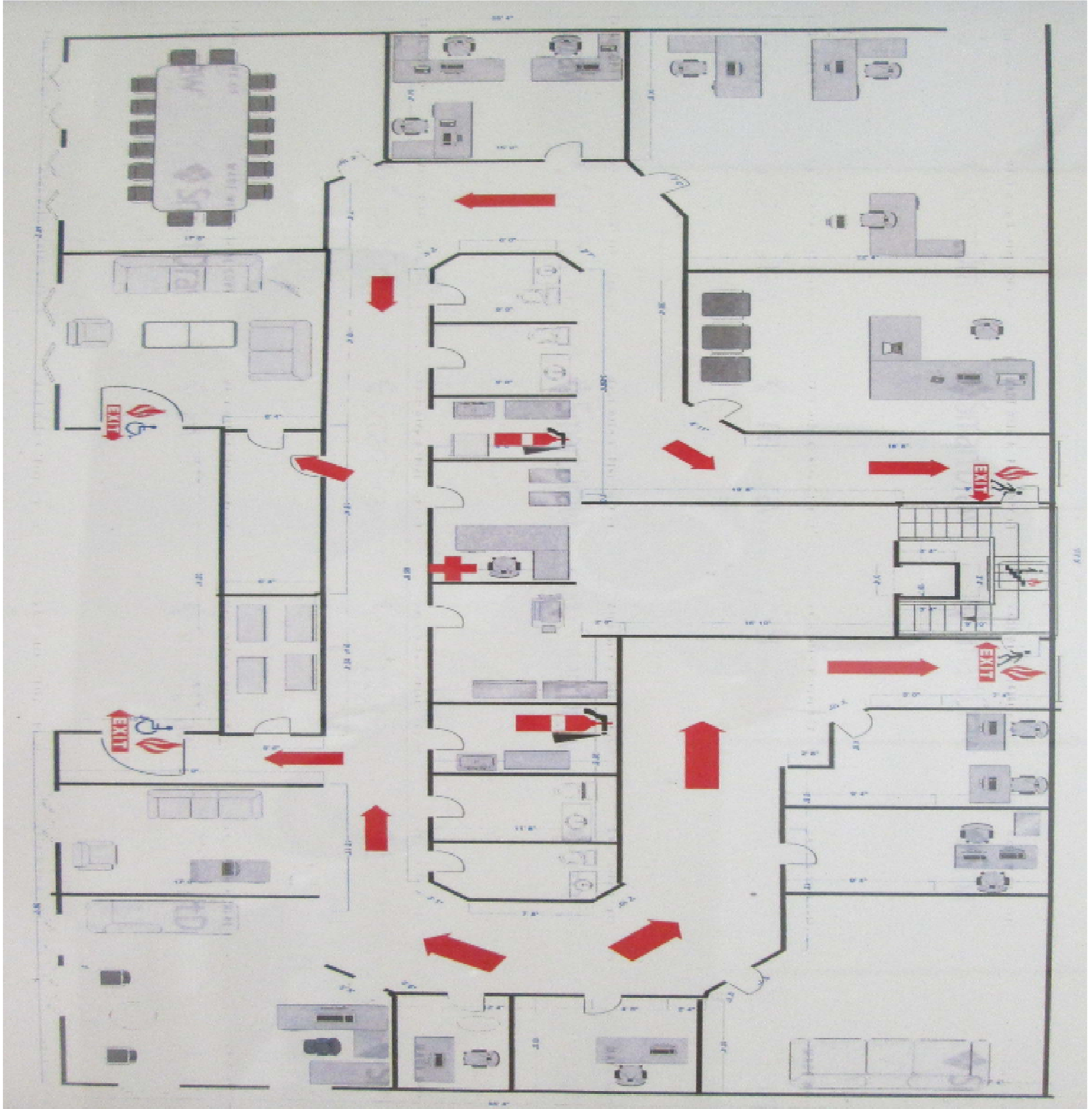
**PROPERTY PHOTOS**





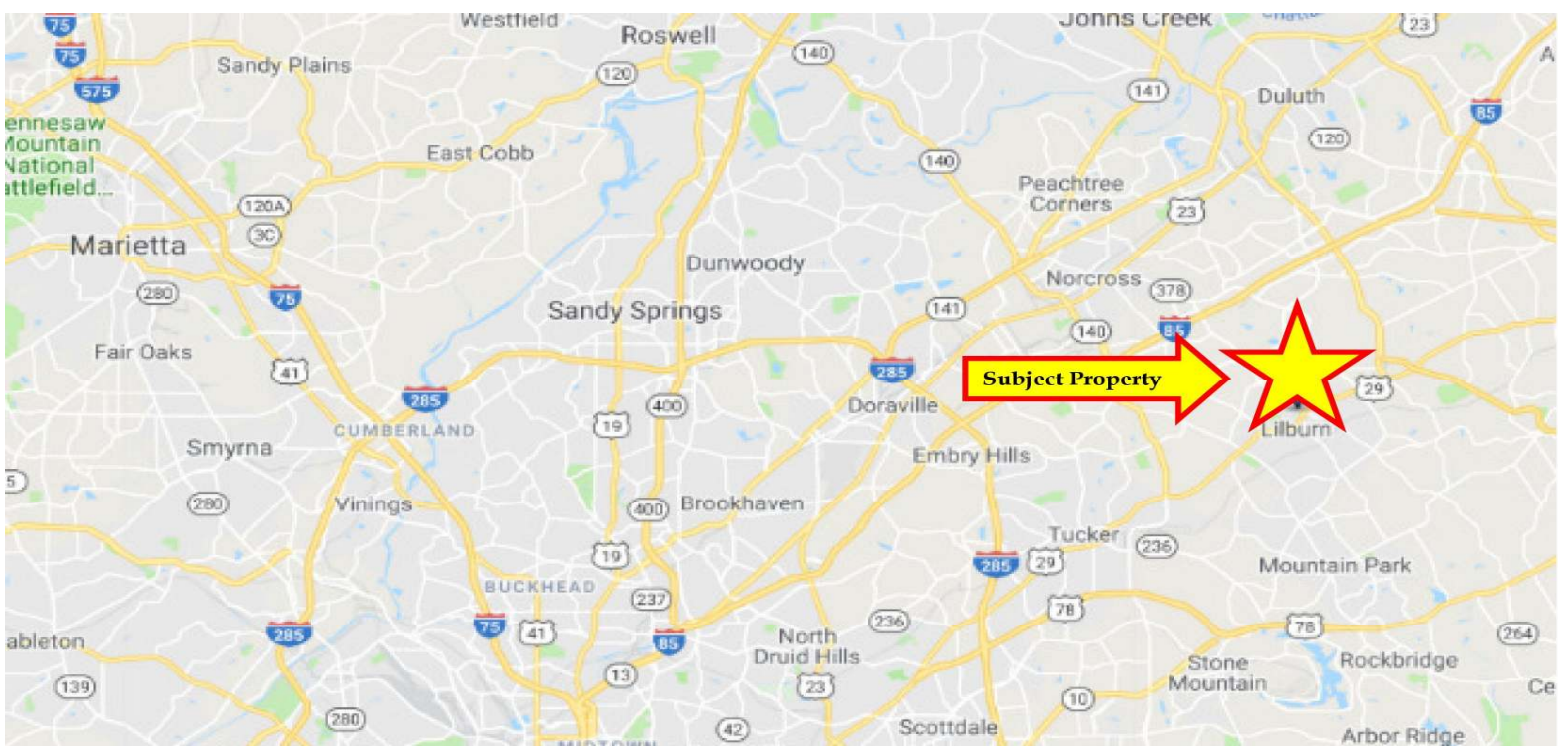
4,440 ± Office Condominium / Lilburn, Gwinnett

**FLOOR PLAN**



4,440 ± Office Condominium / Lilburn, Gwinnett

MAPS & AERIALS



All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

4,440 ± Office Condominium / Lilburn, Gwinnett

**DEMOGRAPHICS**

Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	6,648	77,441	227,456
Total Population (Current Year)	7,192	84,272	249,676
Total Population (Five Year Projection)	7,114	86,733	258,446
Adult Population (US Census 2010)	4,701	54,995	163,189
Adult Population (Current Year)	5,338	62,319	184,616
Adult Population (Five Year Projection)	5,254	63,666	189,308
% Female Population (US Census 2010)	49.17%	50.13%	49.66%
% Male Population (US Census 2010)	50.83%	49.87%	50.34%
% Female Population (Current Year)	49.67%	50.49%	49.98%
% Male Population (Current Year)	50.33%	49.51%	50.02%
% Female Population (Five Year Projection)	50.03%	50.45%	49.98%
% Male Population (Five Year Projection)	49.97%	49.55%	50.02%
Total Daytime Population	11,167	73,009	211,692
Population aged 16 and under (Children)	5,731	27,439	62,845
Daytime population (Age 16+)	5,436	45,570	148,847
Civilian 16+, at Workplace	3,965	26,465	96,583
Retired population (Age 65+)	601	6,038	16,829
Homemakers (Age 16+)	488	5,804	17,632
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0%	0%
% Flourishing Families	0%	7.7%	6.24%
% Booming with Confidence	0%	10.88%	14.91%
% Suburban Style	0%	9.99%	8.05%
% Thriving Boomers	0%	0%	0.99%
% Promising Families	0%	2.01%	1.09%
% Young City Solos	0%	0%	0.65%
% Middle-class Melting Pot	23.26%	15.11%	10.19%
% Family Union	29.82%	28.46%	21.66%
% Autumn Years	0%	2.32%	1.68%
% Significant Singles	0%	0%	0.01%
% Blue Sky Boomers	46.92%	4.83%	1.63%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	15.96%	24.06%
% Cultural Connections	0%	2.74%	8.49%
% Golden Year Guardians	0%	0%	0%
% Aspirational Fusion	0%	0%	0.34%
% Economic Challenges	0%	0%	0%
% Unclassified	0%	0%	0%

**4,440 ± Office Condominium / Lilburn, Gwinnett**
**DEMOGRAPHICS**

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	33.72	33.87	33.11
% Age 18+	72.7%	72.54%	72.75%
% Age 55+	18.96%	19.48%	18.5%
% Age 65+	8.95%	8.91%	8.42%
Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	47%	44.85%	44.95%
% Black/African American (2010 US Census, Not Hispanic/Latino)	29.94%	30.14%	32.41%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.34%	0.34%	0.32%
% Asian (2010 US Census, Not Hispanic/Latino)	19.54%	21.44%	19.05%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.04%	0.09%	0.08%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.66%	0.43%	0.43%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.49%	2.71%	2.75%
% White (2010 US Census, Hispanic/Latino)	46.48%	46.58%	43.25%
% Black/African American (2010 US Census, Hispanic/Latino)	2.2%	2.71%	2.78%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	1.67%	1.94%	1.74%
% Asian (2010 US Census, Hispanic/Latino)	0.29%	0.22%	0.28%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.04%	0.03%	0.12%
% Some other race (2010 US Census, Hispanic/Latino)	44.39%	43.51%	46.51%
% Two or more races (2010 US Census, Hispanic/Latino)	4.93%	5.03%	5.33%
% White (Current Year, Not Hispanic/Latino)	38.77%	37.67%	38.24%
% Black/African American (Current Year, Not Hispanic/Latino)	35.45%	34.21%	36.25%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.32%	0.29%	0.27%
% Asian (Current Year, Not Hispanic/Latino)	22.09%	24.25%	21.61%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.03%	0.1%	0.08%
% Some other race (Current Year, Not Hispanic/Latino)	0.62%	0.41%	0.41%
% Two or more races (Current Year, Not Hispanic/Latino)	2.71%	3.08%	3.14%
% White (Current Year), Hispanic/Latino	46.67%	46.38%	42.96%
% Black/African American (Current Year, Hispanic/Latino)	2.46%	3.18%	3.35%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	1.49%	1.67%	1.5%
% Asian (Current Year, Hispanic/Latino)	0.32%	0.21%	0.27%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.02%	0.02%	0.12%
% Some other race (Current Year, Hispanic/Latino)	44.11%	43.17%	46.06%
% Two or more races (Current Year, Hispanic/Latino)	4.94%	5.37%	5.74%
% White (Five Year Projection, Not Hispanic/Latino)	36.67%	35.81%	36.18%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	35.68%	34.38%	36.92%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.29%	0.28%	0.26%
% Asian (Five Year Projection, Not Hispanic/Latino)	23.67%	25.56%	22.61%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.04%	0.1%	0.08%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.59%	0.42%	0.41%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.08%	3.46%	3.54%

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

4,440 ± Office Condominium / Lilburn, Gwinnett

**DEMOGRAPHICS**

<b>Housing &amp; Households</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Land Area (Estimated Square Miles)	2.8	27.07	77.47
Total Housing Units (Current Year)	2,274	27,728	86,576
Total Households (Current Year)	2,213	27,017	83,960
Total Households (Five Year Projection)	2,234	28,078	87,971
Owner-Occupied: Owned with a mortgage or loan	937	11,993	33,485
Owner-Occupied: Owned free and clear	275	3,836	10,428
Renter-Occupied	992	11,142	39,882
<b>Housing Value (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Housing Value < \$10,000	3	63	182
Housing Value \$10,000-\$14,999	14	132	389
Housing Value \$15,000-\$19,999	11	145	342
Housing Value \$20,000-\$24,999	0	46	123
Housing Value \$25,000-\$29,999	2	60	87
Housing Value \$30,000-\$34,999	11	79	116
Housing Value \$35,000-\$39,999	0	13	75
Housing Value \$40,000-\$49,999	6	34	215
Housing Value \$50,000-\$59,999	11	173	442
Housing Value \$60,000-\$69,999	13	245	673
Housing Value \$70,000-\$79,999	58	499	1,114
Housing Value \$80,000-\$89,999	77	567	1,418
Housing Value \$90,000-\$99,999	62	675	1,823
Housing Value \$100,000-\$124,999	198	1,787	4,189
Housing Value \$125,000-\$149,999	228	2,047	5,286
Housing Value \$150,000-\$174,999	152	1,767	5,021
Housing Value \$175,000-\$199,999	120	1,551	4,512
Housing Value \$200,000-\$249,999	98	2,006	6,326
Housing Value \$250,000-\$299,999	48	1,590	4,848
Housing Value \$300,000-\$399,999	29	1,493	3,879
Housing Value \$400,000-\$499,999	25	524	1,632
Housing Value \$500,000-\$749,999	8	132	632
Housing Value \$750,000-\$999,999	30	154	359
Housing Value \$1,000,000 or more	8	48	229
Total Owner-occupied housing units (OOHU)	1,212	15,829	43,913
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Per Capita Income (2010 US Census, based on Total Population)	\$17,578	\$21,626	\$22,437
Per Capita Income (Current Year, based on Total Population)	\$17,180	\$21,400	\$22,494
Per Capita Income (Five Year Projection, based on Total Population)	\$20,210	\$24,365	\$25,470
Average (Mean) Household Income (Current Year)	\$55,781	\$66,734	\$66,941
Median Household Income (Current Year)	\$41,817	\$49,387	\$48,759

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

4,440 ± Office Condominium / Lilburn, Gwinnett

**DEMOGRAPHICS**

<b>% Households by Income (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% Household Income < \$10,000	11.88%	5.48%	5.56%
% Household Income \$10,000-\$14,999	6.2%	4.39%	4.19%
% Household Income \$15,000-\$19,999	6.94%	5.29%	5.21%
% Household Income \$20,000-\$24,999	7.05%	6.82%	6.69%
% Household Income \$25,000-\$29,999	6.44%	6.68%	6.42%
% Household Income \$30,000-\$34,999	5.45%	5.89%	6.3%
% Household Income \$35,000-\$39,999	4.3%	5.83%	6.22%
% Household Income \$40,000-\$44,999	4.75%	5.54%	5.68%
% Household Income \$45,000-\$49,999	3.71%	4.62%	4.91%
% Household Income \$50,000-\$59,999	8.71%	8.57%	8.81%
% Household Income \$60,000-\$74,999	11.3%	10.65%	10.69%
% Household Income \$75,000-\$99,999	11.96%	13.31%	12.01%
% Household Income \$100,000-\$124,999	5.08%	6.85%	7%
% Household Income \$125,000-\$149,999	3.24%	3.98%	3.99%
% Household Income \$150,000-\$199,999	1.1%	3.42%	3.52%
% Household Income \$200,000-\$249,999	0.92%	1.34%	1.25%
% Household Income \$250,000-\$499,999	0.47%	0.77%	1%
% Household Income \$500,000+	0.52%	0.58%	0.56%

<b>Education (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
<b>Education</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
College undergraduate	310	4,095	12,447
Graduate or prof school	92	1,217	2,773
<b>Educational Attainment</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
No schooling completed	106	1,473	4,242
Nursery to 4th grade	106	1,080	2,832
5th and 6th grade	402	2,671	7,719
7th and 8th grade	232	1,971	4,492
9th grade	129	1,324	3,723
10th grade	96	1,155	2,989
11th grade	116	1,107	2,614
12th grade, no diploma	101	1,466	4,340
High school graduate, GED	1,125	13,760	41,171
Some college, <1 year	235	2,548	6,913
Some college, 1+ years	731	7,340	21,898
Associate's degree	346	4,660	13,717
Bachelor's degree	671	9,449	29,549
Master's degree	208	3,407	10,886
Professional school degree	31	530	2,278
Doctorate degree	29	629	1,895

4,440 ± Office Condominium / Lilburn, Gwinnett

**DEMOGRAPHICS**

<b>Employment and Occupation</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Civilian employed population aged 16+ (2010 US Census)	3,339	38,297	111,916
Total Civilian employed population aged 16+ (Current Year)	4,044	46,257	135,575
Total Civilian employed population aged 16+ (Five Year Projection)	3,975	47,379	139,517
<b>% Employment by Industry (2010 US Census)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% Armed Forces (2010 US Census)	0%	0.04%	0.12%
% Civilian, Employed (2010 US Census)	92.22%	91.78%	90.26%
% Civilian, Unemployed (2010 US Census)	7.78%	8.17%	9.62%
% Not in Labor Force (2010 US Census)	26.05%	27.22%	26.86%
% Armed Forces (Current Year)	0%	0.04%	0.11%
% Civilian, Employed (Current Year)	95.52%	95.19%	94.34%
% Civilian, Unemployed (Current Year)	4.48%	4.77%	5.55%
% Not in Labor Force (Current Year)	23.57%	24.91%	24.82%
% Armed Forces (Five Year Projection)	0%	0.04%	0.1%
% Civilian, Employed (Five Year Projection)	96.32%	96.09%	95.35%
% Civilian, Unemployed (Five Year Projection)	3.68%	3.87%	4.54%
% Not in Labor Force (Five Year Projection)	24.24%	25.32%	25.28%
<b>Transportation to Work (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Workers 16+	4,044	46,257	135,575
Car, truck, or van	3,685	41,703	120,322
Public transport (not taxi)	20	441	2,180
Worked at home	141	2,234	5,660
<b>Travel Time to Work (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
< 5 minutes	99	410	1,336
5-9 minutes	420	2,647	7,206
10-14 minutes	475	4,260	12,045
15-19 minutes	612	5,428	16,675
20-24 minutes	471	5,743	17,324
25-29 minutes	258	2,680	7,464
30-34 minutes	617	8,899	25,390
35-39 minutes	91	1,607	4,124
40-44 minutes	124	2,222	6,526
45-59 minutes	351	5,444	15,362
60-89 minutes	367	3,414	12,578
90+ minutes	17	1,269	3,884

4,440 ± Office Condominium / Lilburn, Gwinnett

**DEMOGRAPHICS**

<b>Consumer Expenditures (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Alcoholic beverages	\$803,603	\$10,984,167	\$34,400,350
Total Apparel and services	\$4,107,378	\$56,746,265	\$177,573,394
Total Cash contributions	\$3,339,670	\$48,286,236	\$147,335,925
Total Education	\$2,207,083	\$34,027,819	\$105,279,183
Total Entertainment	\$4,486,695	\$61,773,282	\$188,952,736
Total Food	\$11,941,951	\$158,124,745	\$487,649,908
Total Gifts	\$1,894,502	\$28,858,413	\$88,541,018
Total Healthcare	\$8,023,757	\$111,096,707	\$340,618,767
Total Housing	\$32,974,594	\$450,485,489	\$1,395,578,029
Total Miscellaneous	\$1,134,306	\$15,902,129	\$48,573,383
Total Personal care products and services	\$1,013,171	\$14,051,376	\$43,508,813
Total Personal insurance and pensions	\$11,788,580	\$181,840,349	\$561,769,797
Total Reading	\$125,213	\$1,897,671	\$5,884,150
Total Tobacco products and smoking supplies	\$795,932	\$9,564,127	\$29,352,571
Total Transportation	\$21,497,420	\$288,056,691	\$896,132,414
<b>Retail Demand by Store Type</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Retail Demand	\$80,443,926	\$1,100,024,684	\$3,407,053,716
Building Material & Garden Equipment & Supply Dealers	\$4,128,719	\$60,074,899	\$183,107,737
Clothing & Clothing Accessories Stores	\$4,774,855	\$66,457,000	\$207,771,628
Electronics and Appliance Stores	\$1,256,249	\$17,318,702	\$53,725,229
Food & Beverage Stores	\$9,999,793	\$132,069,166	\$406,220,892
Food Services & Drinking Places	\$8,091,343	\$108,851,353	\$337,964,353
Furniture & Home Furnishings Stores	\$1,440,681	\$20,730,515	\$64,407,134
Gasoline stations	\$7,356,561	\$95,867,219	\$298,381,313
General Merchandise Stores	\$9,782,439	\$131,786,133	\$407,286,017
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$18,759,036	\$257,127,868	\$797,581,191
Health & Personal Care Stores	\$4,134,662	\$55,801,441	\$170,358,847
Motor Vehicle & Parts Dealers	\$18,919,992	\$265,365,290	\$827,880,227
Nonstore retailers	\$7,838,290	\$108,049,563	\$334,096,906
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$1,137,159	\$15,716,583	\$48,607,611
<b>Business Summary by SIC</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Agriculture, Forestry, & Fishing (01-09)	6	53	162
Construction (15-17)	31	267	752
Finance, Insurance, & Real Estate (60-69)	28	245	838
Manufacturing (20-39)	14	160	476
Public Administration (90-98)	2	13	38
Retail Trade (52-59)	76	527	1,860
Services (70-89)	171	1,475	4,594
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	19	175	621
Wholesale Trade (50-51)	19	208	732

2016/2017 Demographics provided by Experian through Alteryx





METRO BROKERS

4,440 ± Office Condominium / Lilburn, Gwinnett

## CONTACT INFORMATION

For more information, please contact:

**Ben Choi**  
**COLDWELL BANKER COMMERCIAL**  
**Metro Brokers**  
5775 Glenridge Drive Bldg. D  
Second Floor  
Atlanta, GA 30328

Phone: (678) 320-4800  
Fax: (404) 495-8960  
Mobile: (770) 241-5658  
[ben.choi@cbcworldwidemetro.com](mailto:ben.choi@cbcworldwidemetro.com)