



INDIAN TRAIL
SQUARE

Lilburn, Georgia

RETAIL PROPERTY FOR LEASE

HARRISON PROPERTIES

PROPERTY SUMMARY



PROPERTY DESCRIPTION:

Indian Trail Square is conveniently located in Lilburn, GA in close proximity to Interstate-85. The property sits at a signalized four-way intersection with easy access from two streets. Indian Trail Rd is a main retail artery for neighborhood retail tenants in the surrounding area. Multiple shopping centers sit within close proximity of the property.

PROPERTY HIGHLIGHTS:

- Healthy, stabilized mix of local and national tenants
- Property sits at a four-way signalized intersection
- Highly visible pylon signage
- Attractive Lease Rates and Tenant Improvement Dollars

LEASING DETAILS:

Address:	900 Indian Trail Rd NW, Lilburn, GA 30047 (Gwinnett County)
Lease Rate:	\$15.00/SF/NNN
Available SF:	1,200 SF
Available Unit:	Suite 12
Building Size:	15,870 SF

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Total Households	3,454	28,185	77,793
Total Population	10,645	84,425	225,733
Average HH Income	\$49,153	\$57,615	\$61,392

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HARRISON PROPERTIES
PROPERTY PHOTOS



INDIAN TRAIL SQUARE

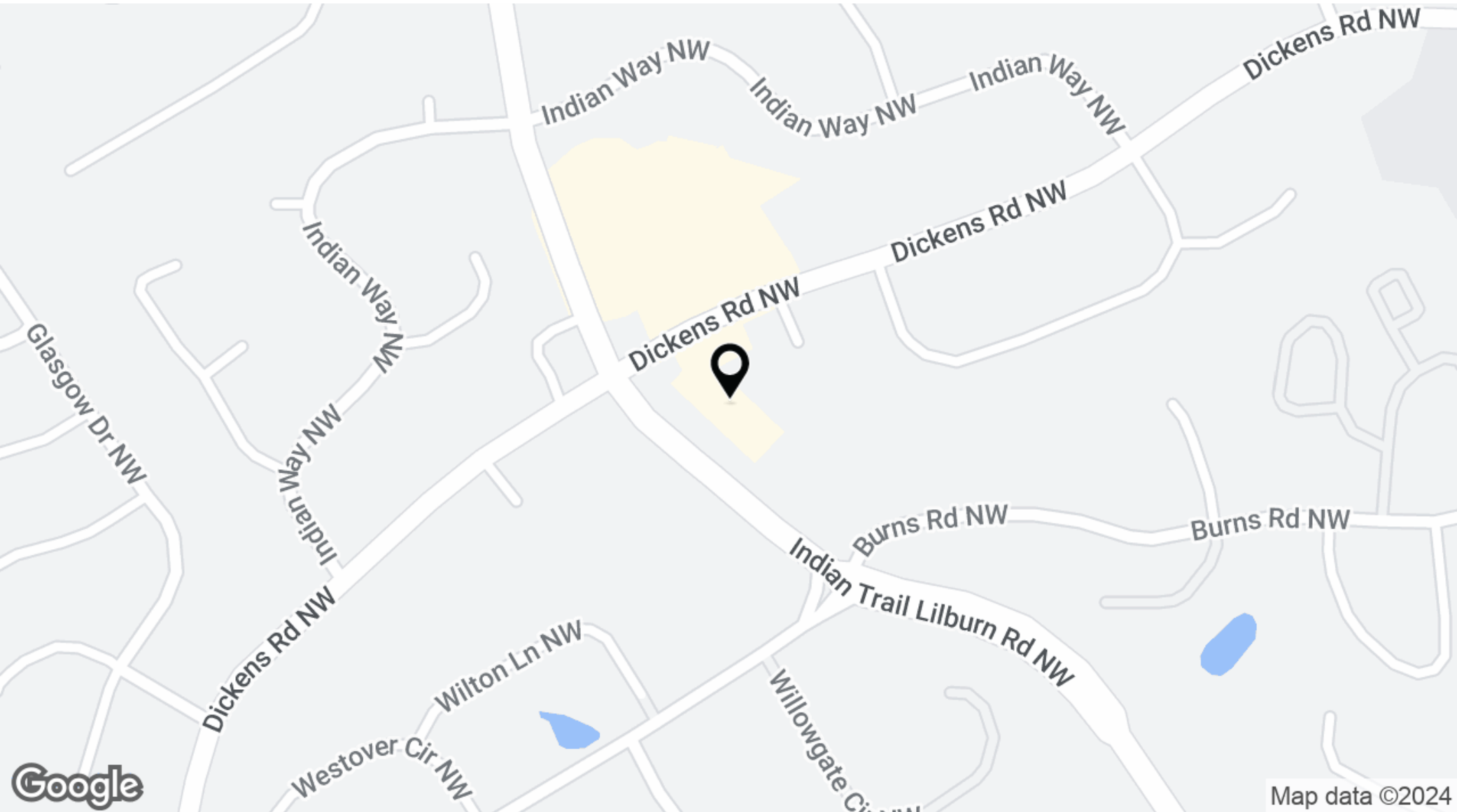
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HARRISON PROPERTIES
LOCATION MAP



INDIAN TRAIL SQUARE

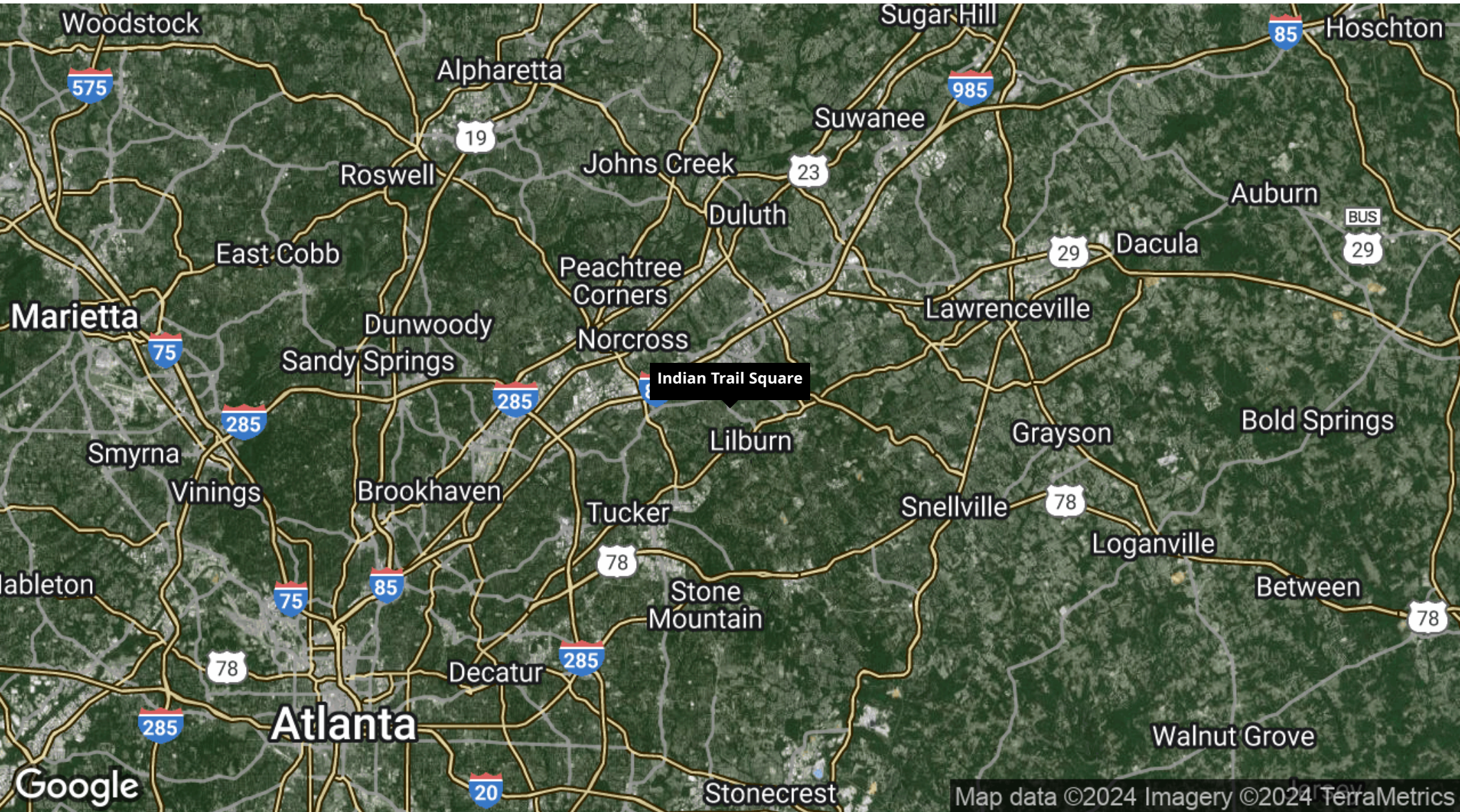
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HARRISON PROPERTIES
REGIONAL MAP



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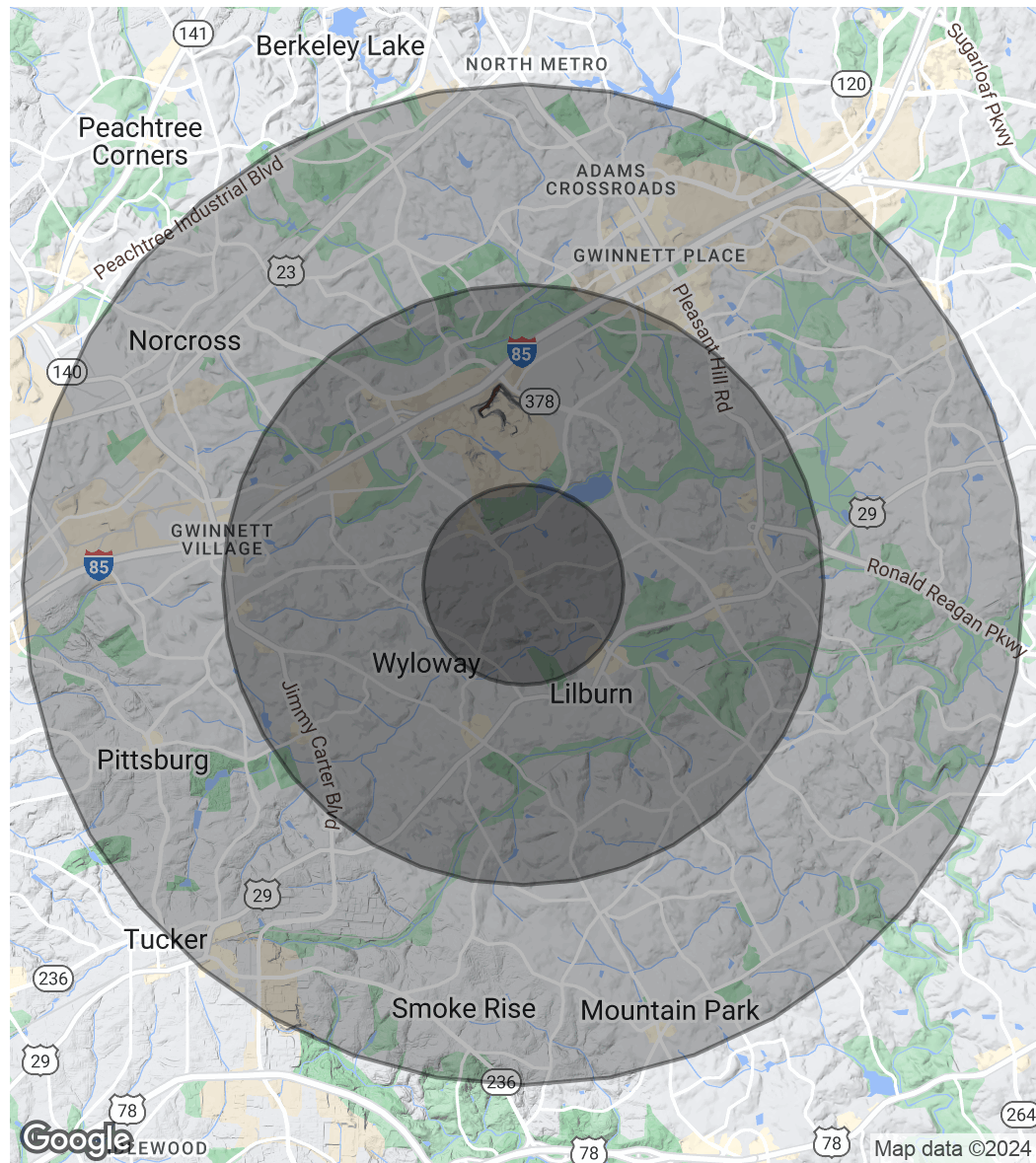


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,645	84,425	225,733
Average Age	29.3	31.8	32.6
Average Age (Male)	28.3	30.9	31.9
Average Age (Female)	29.8	32.4	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,454	28,185	77,793
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$49,153	\$57,615	\$61,392
Average House Value	\$159,268	\$188,332	\$210,721

2020 American Community Survey (ACS)



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