

FOR SALE

369 Pleasant Hill Rd.

2.24 Acres with 29,548 SF – Partially Complete Retail Plaza

City of Lilburn - Gwinnett County, Georgia



Presented by:

**Walter T. Rabern
Broker**

**Kyle Ward
Associate Broker**

**770-480-2491 Direct
wrabern@longleafcre.com**

**706-474-1348
kward@longleafcre.com**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

Pleasant Hill Rd @ Highway 29

TRACT SIZE:	ACRES	Structure SQFT
	2.24	29,548 (partially complete)
LOCATION:	Corner lot located NE of the intersection of Pleasant Hill Rd. and Lawrenceville Hwy – City of Lilburn, GA. GWINNETT COUNTY, GA/CITY OF LILBURN	
CURRENT USE:	Partially complete 2-Story multi-tenant retail building	
TAX BILL FOR 2013:	\$36,669	
HIGHEST AND BEST USE:	Retail/Redevelopment	
REMARKS:	Great Visibility – High Traffic Corner All utilities available Partially constructed in 2007 Steel frame construction 26,000+- VPD Pleasant Hill Rd 40,000+- VPD Highway 29 The lot's highest and best use maybe a redevelopment for a single tenant retail location Part of Lilburn CID	

DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Median Household Income	\$55,526	\$62,674	\$67,667
Households	3,334	28,385	75,497
Population	10,159	87,274	228,127

ASKING PRICE:	\$ 1,300,000
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AERIAL

FRONT OF SUBJECT-BING

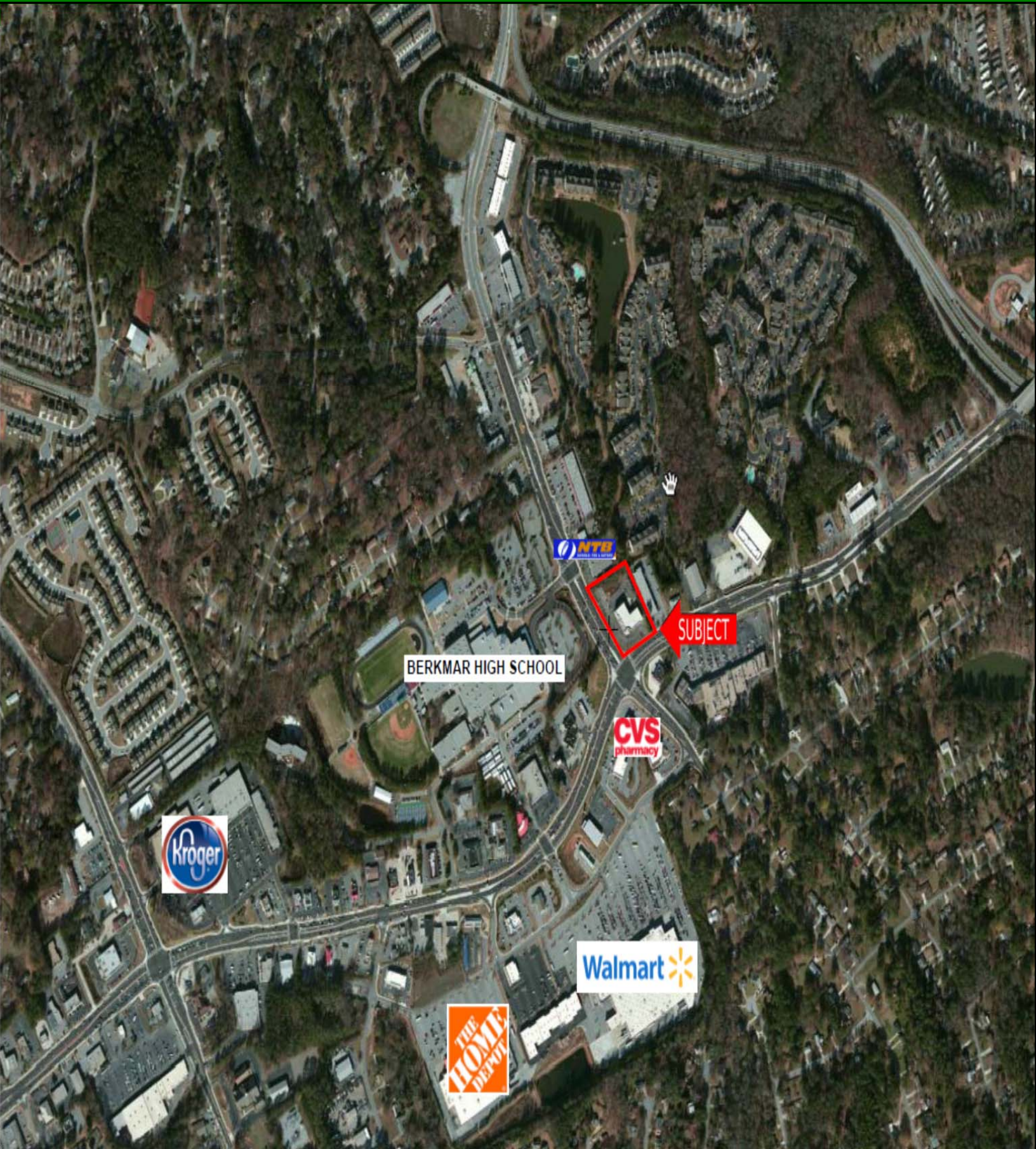


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AERIAL

FAR

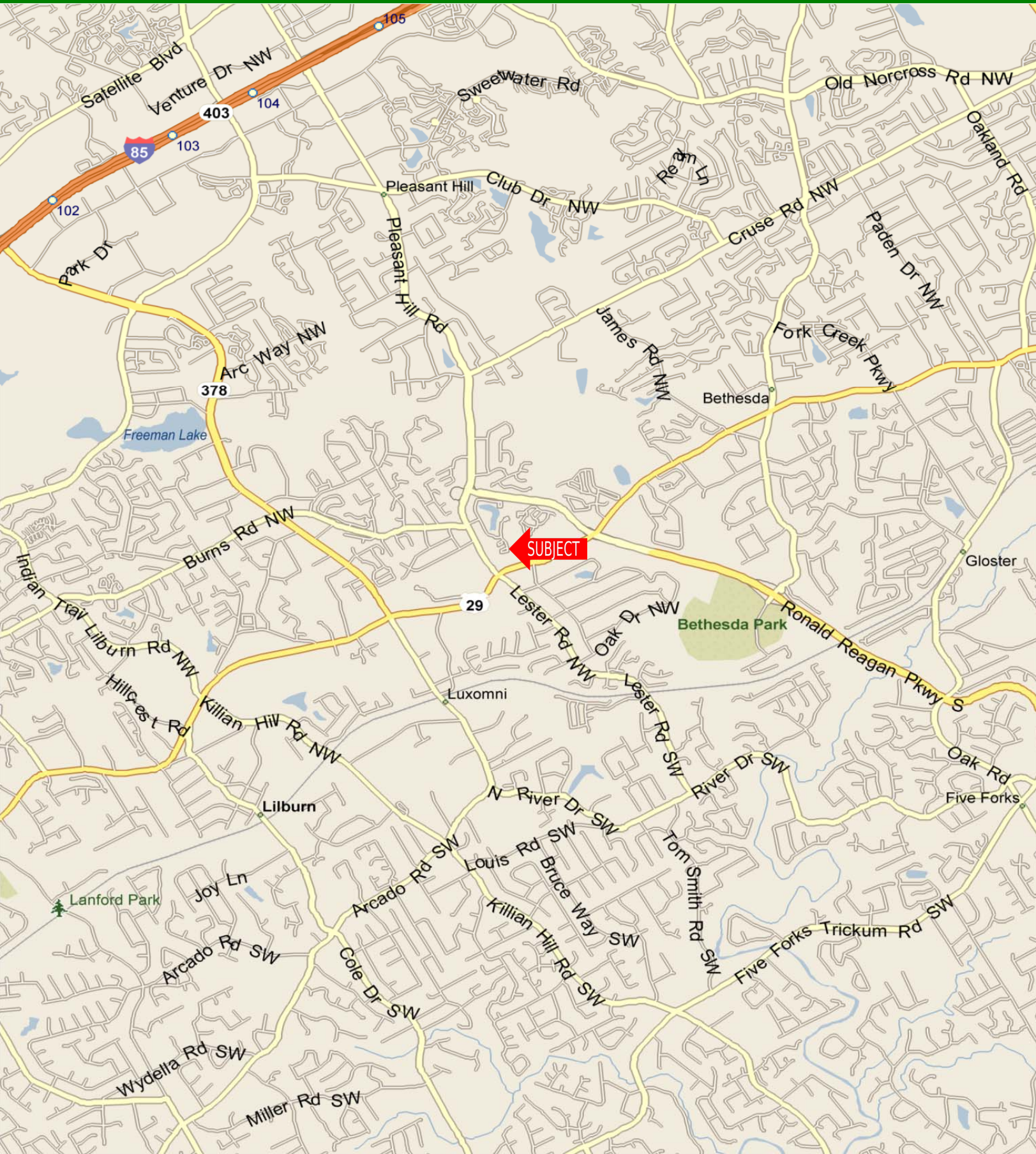


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MAP

MAP- LOCAL



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SUBJECT PHOTOS

Front



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SUBJECT PHOTOS

Rear



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TRAFFIC COUNTS

STDB



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DEMOGRAPHICS

STDB

	1 mile	3 miles	5 miles
Population			
2000 Population	7,701	72,562	187,874
2010 Population	9,788	84,335	221,027
2013 Population	10,159	87,274	228,127
2018 Population	10,988	94,112	245,992
2000-2010 Annual Rate	2.43%	1.51%	1.64%
2010-2013 Annual Rate	1.15%	1.06%	0.98%
2013-2018 Annual Rate	1.58%	1.52%	1.52%
2013 Male Population	48.4%	49.2%	49.5%
2013 Female Population	51.6%	50.8%	50.5%
2013 Median Age	32.5	32.1	33.0

In the identified area, the current year population is 228,127. In 2010, the Census count in the area was 221,027. The rate of change since 2010 was 0.98% annually. The five-year projection for the population in the area is 245,992 representing a change of 1.52% annually from 2013 to 2018. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	39.3%	42.6%	44.2%
2013 Black Alone	23.8%	23.9%	23.5%
2013 American Indian/Alaska Native Alone	1.0%	0.8%	0.7%
2013 Asian Alone	16.2%	12.0%	13.2%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	15.7%	16.9%	14.8%
2013 Two or More Races	3.9%	3.7%	3.7%
2013 Hispanic Origin (Any Race)	35.3%	37.2%	32.8%

Persons of Hispanic origin represent 32.8% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.0 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	2,896	25,884	65,797
2010 Households	3,268	27,693	73,740
2013 Total Households	3,334	28,385	75,497
2018 Total Households	3,565	30,411	80,932
2000-2010 Annual Rate	1.22%	0.68%	1.15%
2010-2013 Annual Rate	0.62%	0.76%	0.73%
2013-2018 Annual Rate	1.35%	1.39%	1.40%
2013 Average Household Size	3.04	3.06	3.02

The household count in this area has changed from 73,740 in 2010 to 75,497 in the current year, a change of 0.73% annually. The five-year projection of households is 80,932, a change of 1.40% annually from the current year total. Average household size is currently 3.02, compared to 2.99 in the year 2010. The number of families in the current year is 54,754 in the specified area.

DEMOGRAPHICS

STDB

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$41,877	\$47,191	\$52,131
2018 Median Household Income	\$50,452	\$55,767	\$62,162
2013-2018 Annual Rate	3.80%	3.40%	3.58%
Average Household Income			
2013 Average Household Income	\$55,526	\$62,647	\$67,667
2018 Average Household Income	\$64,697	\$72,805	\$78,084
2013-2018 Annual Rate	3.10%	3.05%	2.91%
Per Capita Income			
2013 Per Capita Income	\$18,446	\$20,446	\$22,421
2018 Per Capita Income	\$21,243	\$23,598	\$25,718
2013-2018 Annual Rate	2.86%	2.91%	2.78%
Households by Income			

Current median household income is \$52,131 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$62,162 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$67,667 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$78,084 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$22,421 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$25,718 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	3,013	26,716	68,014
2000 Owner Occupied Housing Units	1,776	16,369	44,730
2000 Owner Occupied Housing Units	1,120	9,515	21,067
2000 Vacant Housing Units	117	832	2,217
2010 Total Housing Units	3,459	30,084	80,277
2010 Owner Occupied Housing Units	1,771	16,121	45,544
2010 Renter Occupied Housing Units	1,497	11,572	28,196
2010 Vacant Housing Units	191	2,391	6,537
2013 Total Housing Units	3,488	30,355	81,324
2013 Owner Occupied Housing Units	1,729	15,643	44,145
2013 Renter Occupied Housing Units	1,605	12,742	31,352
2013 Vacant Housing Units	154	1,970	5,827
2018 Total Housing Units	3,694	32,359	86,156
2018 Owner Occupied Housing Units	1,898	17,143	48,034
2018 Renter Occupied Housing Units	1,666	13,267	32,898
2018 Vacant Housing Units	129	1,948	5,224

Currently, 54.3% of the 81,324 housing units in the area are owner occupied; 38.6%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 80,277 housing units in the area - 56.7% owner occupied, 35.1% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 0.58%. Median home value in the area is \$139,901, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.47% annually to \$165,939.