



810 Beaver Ruin Rd, Lilburn, GA 30047

Undisclosed

810 Beaver Ruin Rd.

Retail | 2 spaces available | 1,250 sq. ft. - 2,737 sq. ft.



Michael Bailey
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Listing Added: 07/14/2021

Listing Updated: 05/06/2022



Building Details

Property Type	Retail
Subtype	restaurant
Tenancy	Multiple
Total Building SQFT	11,581
Minimum Divisible SQFT	1,250
Max Contiguous SQFT	2,737
Total Building Suites	7
County	Gwinnett County

Building Description

This is a new construction gas station with a c-store. We have 7 units and there is a grease trap available. The gas station and c-store are not for lease. \$30/ft. NNN

- 200: 2,094.00 ft.
- 300: 2,737.50 ft.
- 400: 1,250.00 ft.
- 500: 1,500.00 ft.
- 600: 1,250.00 ft.
- 700: 1,250.00 ft.
- 800: 1,500.00 ft.

Call me directly at 770.851.8349

Building Location (1 Location)



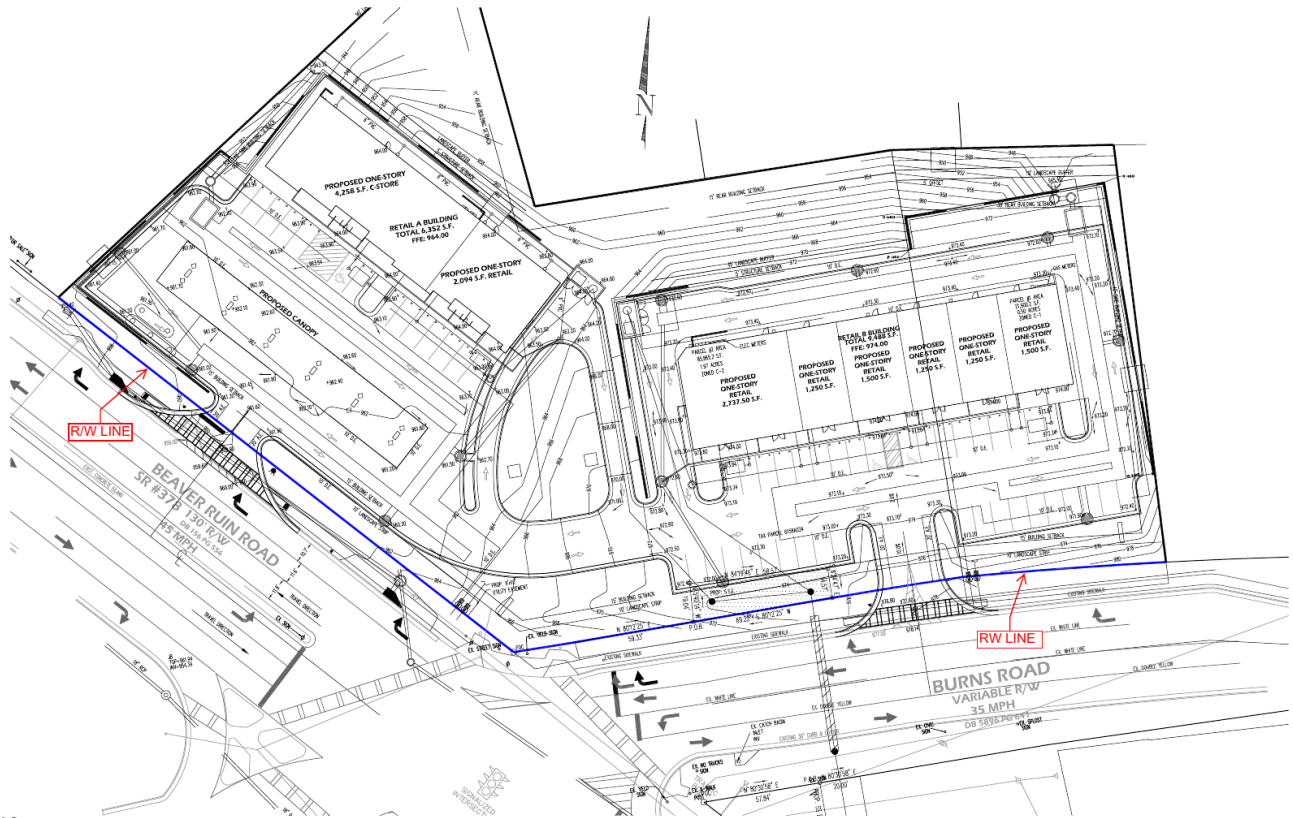
Available Space 2 Details

Listing Type	Direct
RSF	1,500 SF
Days on Market	52 days

Available Space 1 Details

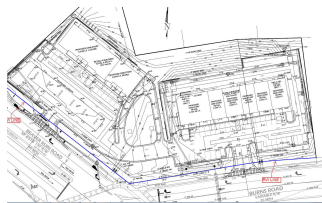
Listing Type	Direct
RSF	2,500 SF
Lease Type	NNN
Days on Market	348 days

Available Space 1 Floorplan

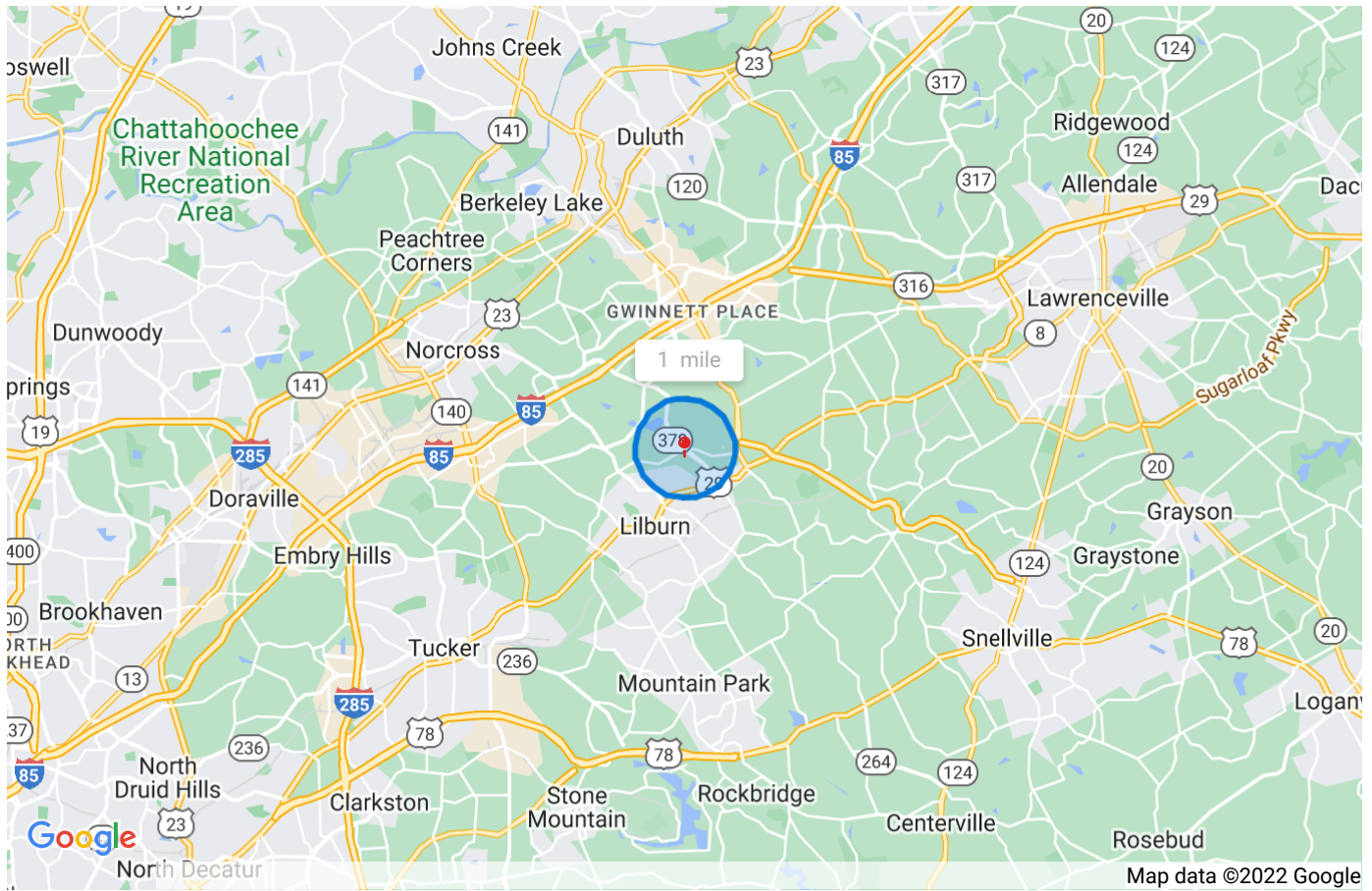


1:40

Building Photos (3 photos)



Demographic Insights



Population

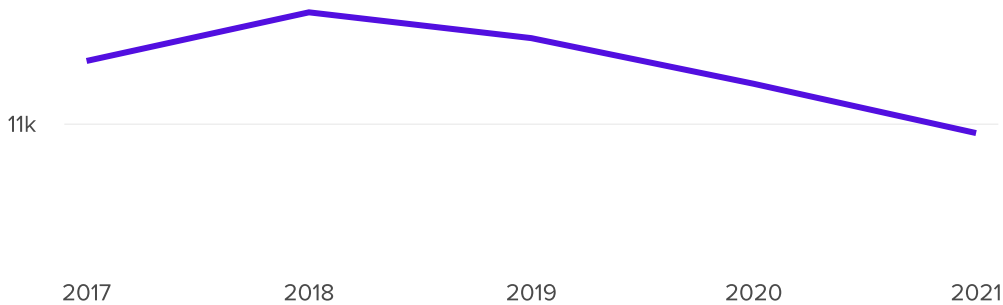
10.9k

↓ -1%

Compared to 11k in 2020

↓ -1%

Compared to 11k in 2017



Household Income

\$55.2k

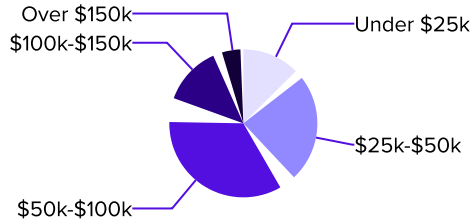
Median Income

\$60.4k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

34

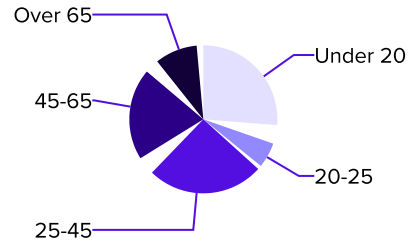
Median Age

35

2026 Estimate

↑ 3%

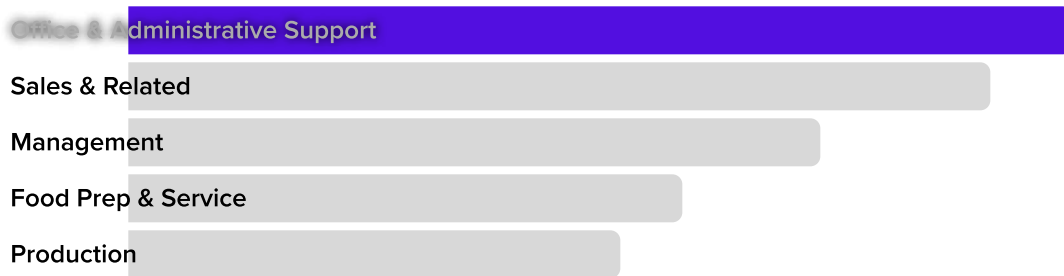
Growth Rate



Number of Employees

1,807

Top 5 Employment Categories



Housing Occupancy Ratio

16:1

16:1 predicted by 2026

Occupied

Renter to Homeowner Ratio

1:2

1:2 predicted by 2026

Renters

Vacant

Measure