



875 Beaver Ruin Road | Lilburn, GA 30047

\$560,000

3.31 Acres

Zoned O-I
Unincorporated Gwinnett County

Strong Demographics

High Traffic Counts

Ideal for Self Storage

2.7 miles to I-85

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population Projection	11,096	102,347	275,384
2021 Population Estimate	10,725	98,604	264,505
Population Growth (2010-2021)	0.8%	1.0%	1.2%

TRAFFIC COUNTS

Beaver Ruin Rd (north of property)	40,939
Beaver Ruin Rd (south of property)	26,650

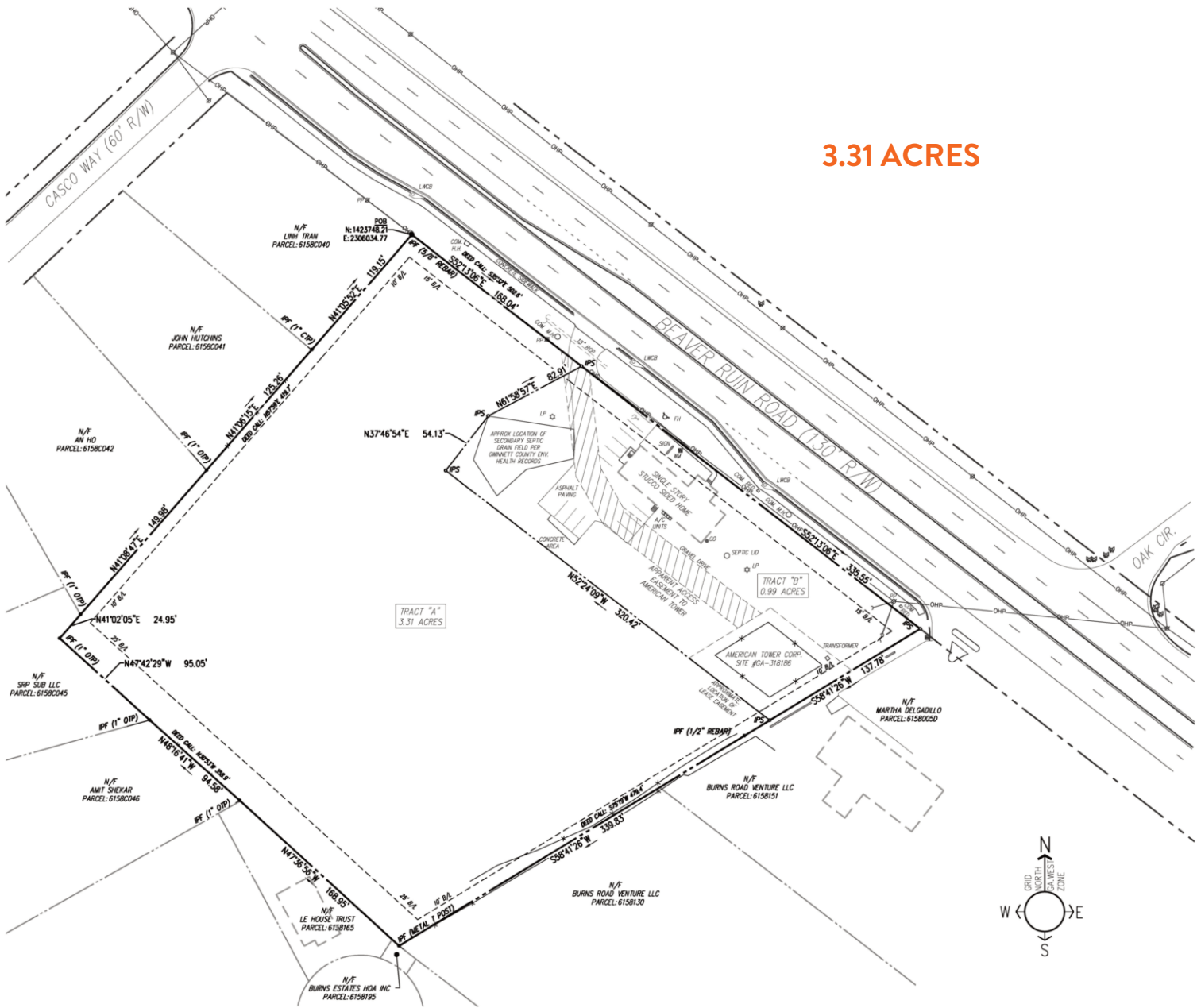


FOR MORE
INFORMATION
PLEASE CONTACT

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