

4104 LAWRENCEVILLE HIGHWAY, NW LILBURN, GA

» Property Features

- Former Pizza Hut freestanding restaurant building
- Building size – 2,867 sf
- Property Size – .58 acres
- 26 parking spaces (including 4 HC)

FOR LEASE
\$22/ft NNN As/Is

4104 Lawrenceville Highway, NW Lilburn, GA 30047

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

The subject property is a former Pizza Hut restaurant building originally constructed in 1976 that sits in the city of Lilburn in Gwinnett County. The site is approximately 19 miles north-east of downtown Atlanta. The property is on the south side of US 29 (Lawrenceville Hwy.) between Beaver Ruin and Pleasant Hill Roads. US 29 is a major east-west thoroughfare through Gwinnett County. It parallels I-85 and carries significant traffic. The zoning is CB and the property sits in the US 29 Overlay District. Property taxes for 2017 are \$8,172.07.

Other details:

- Strong retail area with many schools close by
- Diverse trade area
- Heavy traffic counts
- Good visibility
- Excellent signage

» Demographics

	1 mile	3 miles	5 miles
Population (2018)	8,403	89,463	253,329
Median HH Income (2018)	\$48,715	\$54,276	\$56,124
Median Home Value	\$172,715	\$173,384	\$182,938

» Additional Information Included:

- Maps
- Aerials
- Survey



4104 Lawrenceville Highway

Beaver Ruin Village

Captain D's

Twenty Nine Package

AutoZone

Kroger

T-Mobile

Berkmar High School

Dunkin' Donuts

IHOP

Walmart Supercenter

The Home Depot

The Home Depot

Luxomni Baptist Church

Dale Sikes Day School

o Dentistry
Kids Lilburn

Wells Fargo Bank

Georgia's Own
Credit Union

ted States
al Service

ALDI

We

Lester Ro

Map Belle Way

Geiston Ct

Tampec Trce NW

Cedar Rd NW

Janet Ct NW

Timothy Ln NW

Timothy Ln

Shella Ct NW

Patthey Ln NW

Lisa Way NW

Lilburn Industrial Way SW

Cir SW

Bradstone Trace NW

E Fork Strady Dr NW

Huntington Way NW

Burns Rd NW

Burns Rd NW

Cliffden Ct NW

Gamer Way NW

Jody Ln NW

Ruin Rd

Johns St NW

Carter Dr NW

Marble Spring

Arcado Rd NW

Luxomni Rd NW

Arcado Rd NW

Arcado Rd

Lake Knoll Dr NW

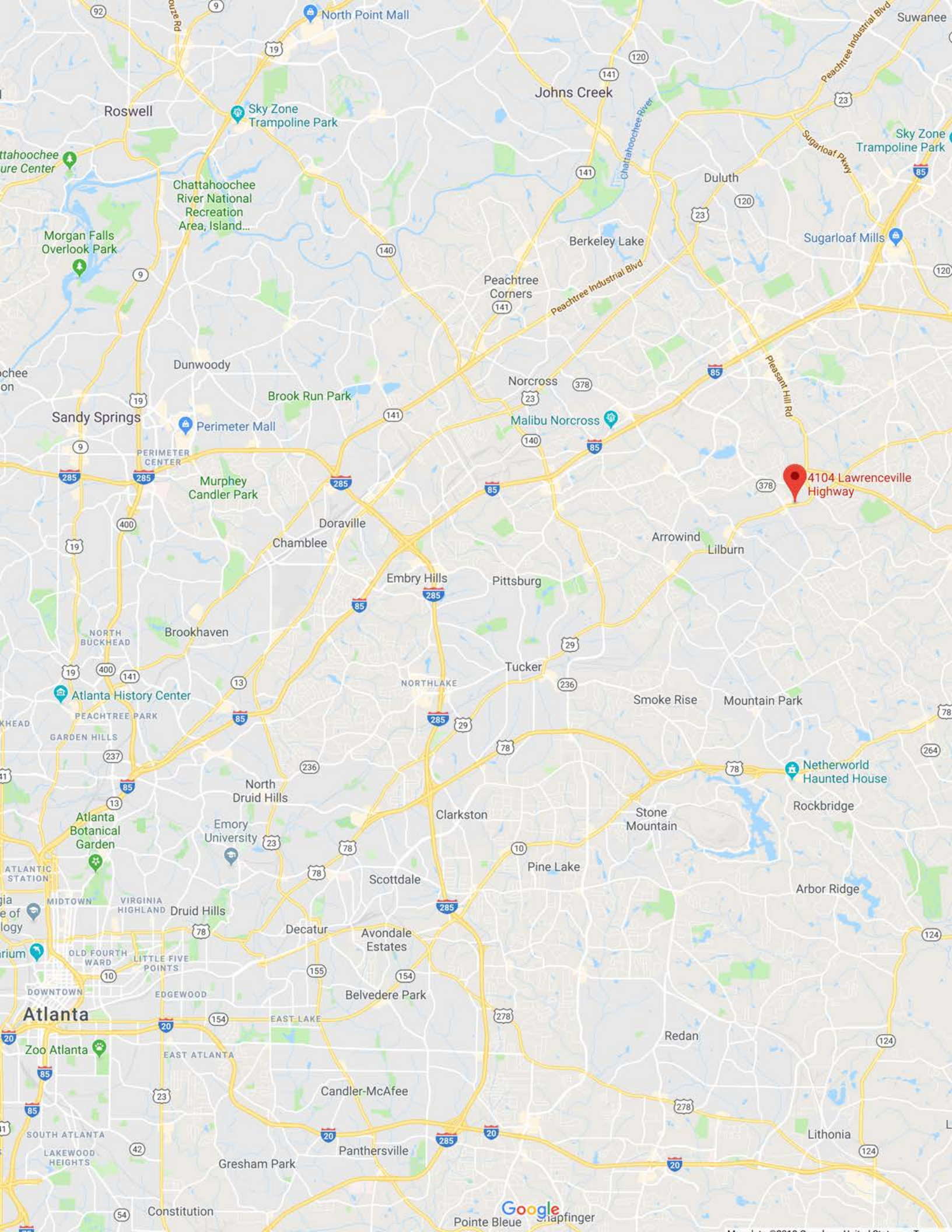
Lake Knoll Dr NW

Burnt Creek Dr NW

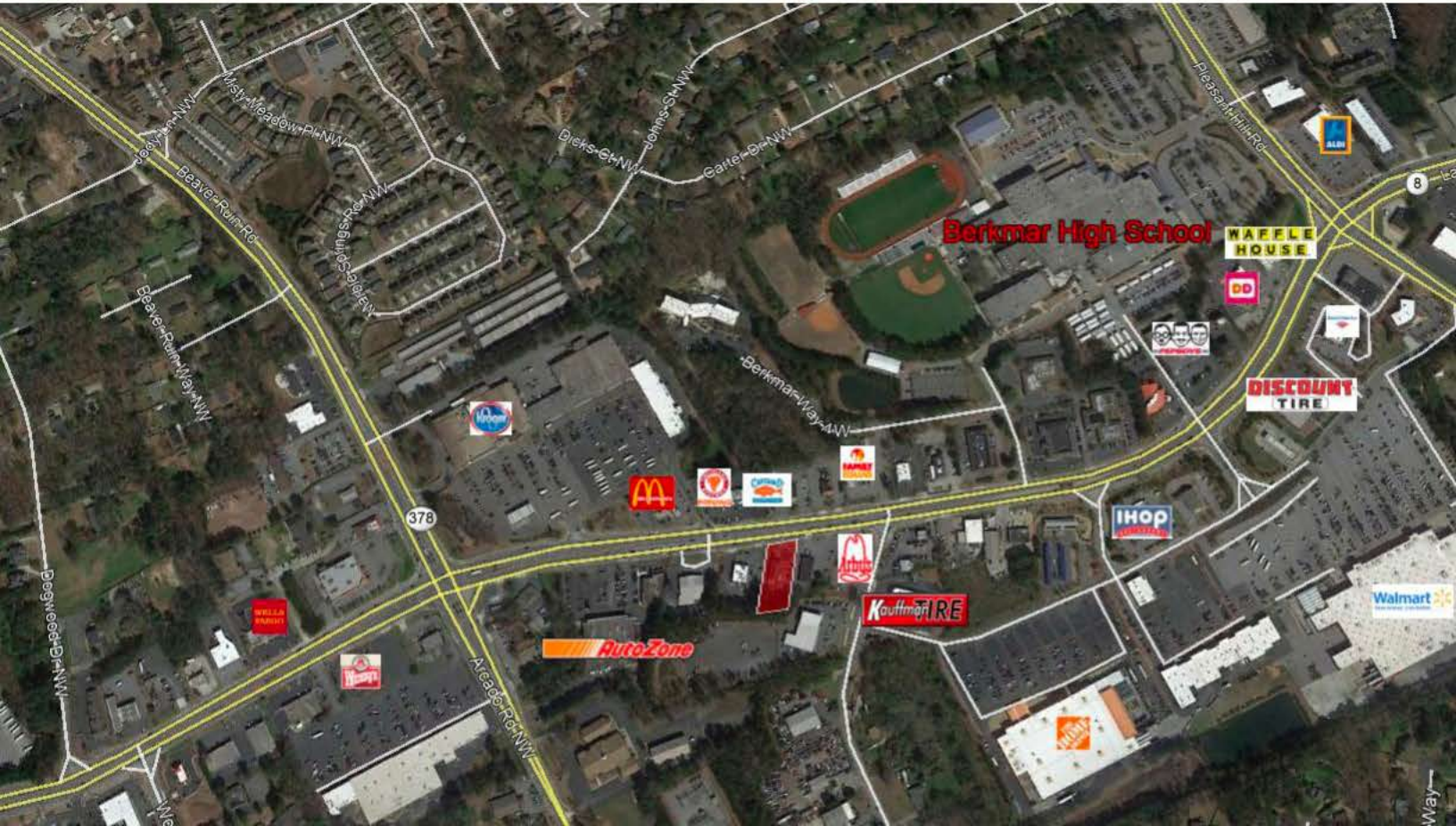
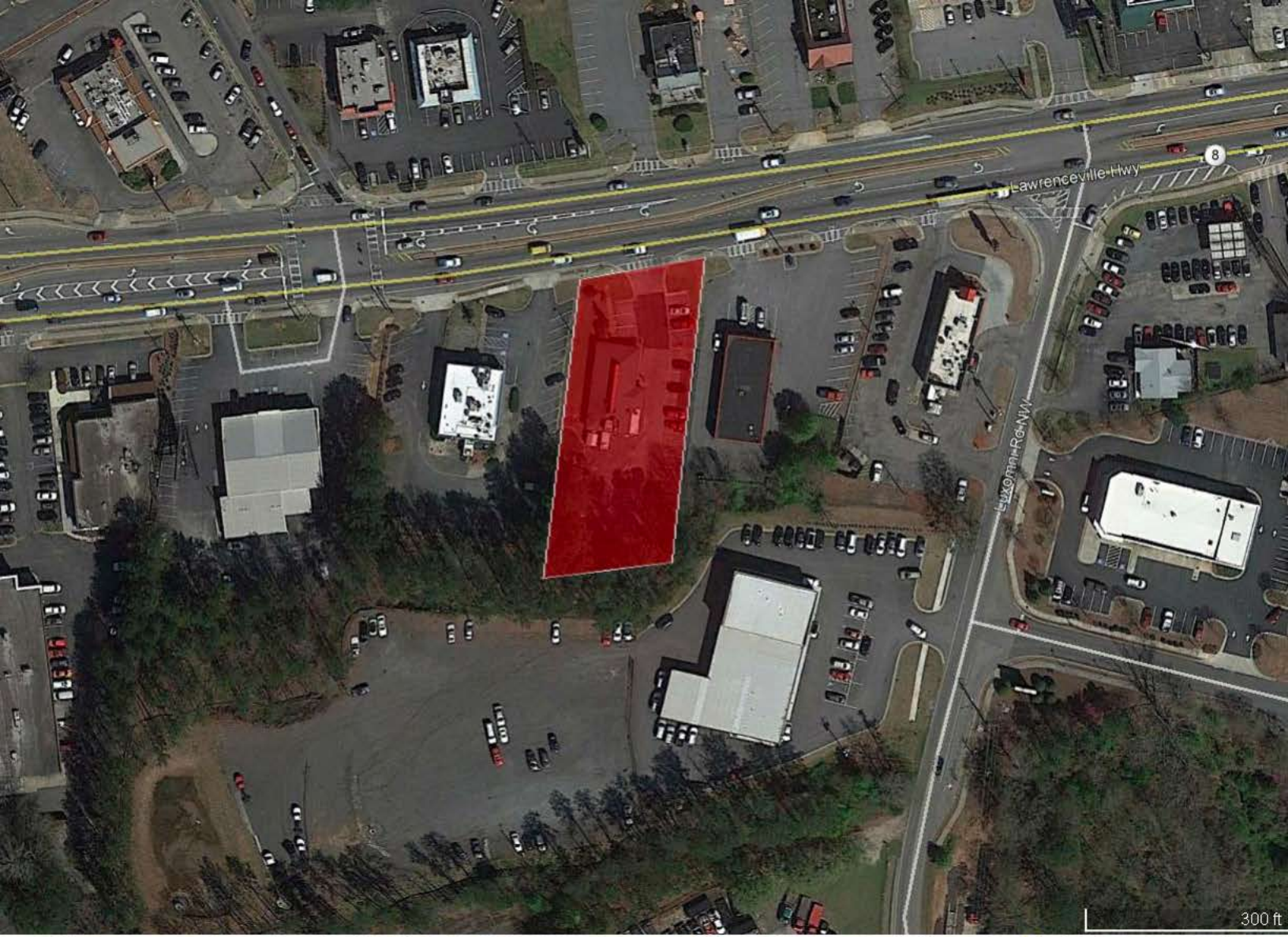
Johns Way NW

E Johns Rd NW

Lake Knoll Dr NW



4104 Lawrenceville Highway



ZONING NOTES

ZONED: C-2 - GENERAL BUSINESS DISTRICT
SETBACK REQUIREMENTS:
FRONT: 50'
SIDE: 10'
REAR: 15'
MAX. HEIGHT LIMITATION: 3 STORIES/35'
MIN. LOT AREA: NONE
MIN. LOT WIDTH: N/A

RESTAURANTS ARE A PERMITTED USE WITHIN CURRENT ZONING DISTRICT

SOURCE OF DATA

25,459 SQ. FT.
0.584 ACRES
PARKING TABLE

Table with 3 columns: TYPE OF SPACES, NO. OF SPACES, TOTAL. Rows include REGULAR (22), COMPACT (0), HANDICAP (4), and TOTAL (26).

PARKING REQUIREMENTS

SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA
(NOTE: CASE #1-05-01 ISSUED VARIANCE TO REDUCE REQUIRED NUMBER OF PARKING SPACES BY 2)

TAX ASSESSOR PARCEL NO.

PARCEL #6150 135

ACCESS NOTE

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY LAWRENCEVILLE HIGHWAY (US HWY. 29)

(A) SUBJECT PROPERTY'S CONC. WALL PROJECTS ONTO ADJONER 0.9' AT THE GREATEST POINT

(B) ADJONER'S ASPHALT PAVING ENCLOSES ONTO SUBJECT PROPERTY 2.5' AT THE GREATEST POINT

(C) SUBJECT PROPERTY'S BUILDING PROJECTS INTO CURRENT 50' BUILDING SETBACK LINE 9.4' AT THE GREATEST POINT

REFERENCE DEED

- 1. DEED BOOK 161, PAGE 508
- 2. DEED BOOK 1733, PAGE 72
- 3. DEED BOOK 48641, PG. 819

REFERENCE PLAT

- 1. SITE PLAN ENTITLED "PIZZA HUT, LAND LOT 150, 6TH DISTRICT, GWINNETT COUNTY, GA", PREPARED BY ENGINEERING RESEARCH CO. (PROVIDED BY CLIENT)

BASIS OF BEARINGS

THE BEARING SOUTH 79°57'30" WEST ON THE SOUTHERN PROPERTY LINE OF THE SUBJECT PROPERTY REF. DEED NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, GWINNETT COUNTY, GEORGIA, WITH AN EFFECTIVE DATE OF SEPT. 29, 2006, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", PER COMMUNITY MAP NO. 13135C0100F. (CITY OF LILBURN COMMUNITY NO. 131010)

SURVEYOR'S NOTES

- 1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
- 3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE SOUTHERN RIGHT OF WAY OF LAWRENCEVILLE HIGHWAY (US HWY. 29) WITH NO GAPS OR GORES.
- 6. SUBJECT PROPERTY FIELD SURVEYED 07/08/2011.
- 7. OBSERVED POSTED ADDRESS: 4104 HIGHWAY 29 NW
- 8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR LOCATED ON THE SUBJECT PROPERTY.
- 9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- (B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- (C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- (D) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY, AND ARE NOT SEPARATED BY ANY UNRECORDED ENCROACHMENTS OR RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- (E) EXCEPT AS OTHERWISE NOTED, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

SURVEYORS LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF THE COUNTY OF GWINNETT, CITY OF LILBURN, STATE OF GEORGIA, AND CONTAINING 0.584 ACRES ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PIZZA HUT OF AMERICA INC., 4104 HIGHWAY 29 NW, GWINNETT COUNTY, LAND LOT 150, 6TH DISTRICT, LILBURN, GEORGIA", DATED 7/08/11 BY SITE DESIGN, INC. AND ACCORDING TO SAID PLAT, HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 1/2" REBAR IRON PIN SET LOCATED ON THE SOUTHERN RIGHT OF WAY OF US HIGHWAY 29 NW (LAWRENCEVILLE HWY.) AT THE SOUTHWEST CORNER OF DUCKS IN A ROW LLC PROPERTY, NOW OR FORMERLY SAID IRON PIN ALSO BEING 225.24' WEST OF THE WESTERN RIGHT OF WAY OF LUXOMNI ROAD; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF THE DUCKS IN A ROW LLC PROPERTY AND ALSO WITH THE COMMON LINE OF SOUTHEAST BANK PROPERTY, NOW OR FORMERLY, S 05°27'-00" W 238.50 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF SAID SOUTHEAST BANK PROPERTY, THENCE TURNING AND CONTINUING ALONG THE COMMON LINE OF THE SOUTHEAST BANK PROPERTY S 79°57'-30" W 110.15 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF KFC U.S. PROPERTIES INC. PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE COMMON LINE OF KFC U.S. PROPERTIES INC. PROPERTY TO THE SOUTHWEST CORNER OF THE PROPERTY, THENCE PROCEEDING S 05°27'-00" W 241.34' TO A 1/2" REBAR IRON PIN SET LOCATED ON THE SOUTHERN RIGHT OF WAY OF LAWRENCEVILLE HWY. (LAWRENCEVILLE HWY.) THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY N 83°07'-07" E 4.44 FEET TO A POINT; THENCE N 81°18'-58" E 104.99 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. Z1109742-KJV BEARING AN EFFECTIVE DATE OF MAY 31, 2011

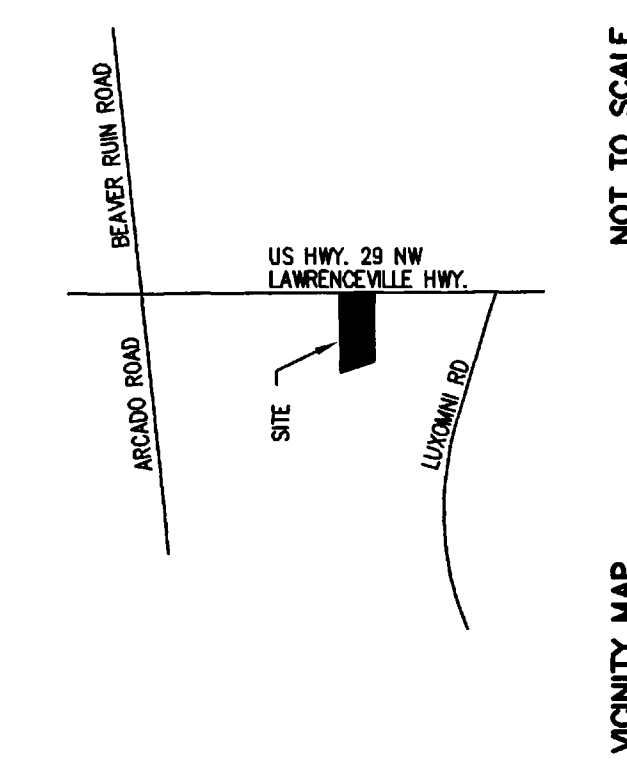
TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHEAST CORNER OF WAY LINE OF U.S. HIGHWAY 29, MEASURED ALONG SAID RIGHT OF WAY LINE FROM THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE FROM THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF U.S. HIGHWAY 29 WITH THE WEST RIGHT OF WAY LINE OF LUXOMNI ROAD; THENCE SOUTH 5 DEGREES 27 MINUTES WEST 249.1 FEET TO AN IRON PIN; RUN THENCE SOUTH 79 DEGREES 57 MINUTES 30 SECONDS WEST 110 FEET TO AN IRON PIN; RUN THENCE NORTH 5 DEGREES 27 MINUTES EAST 249.1 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY LINE OF SOUTHEAST BANK PROPERTY, NOW OR FORMERLY, 238.50 FEET TO THE PLACE OR POINT OF BEGINNING; SAID TRACT CONTAINING 26.400 SQUARE FEET AND BEING PARTICULARLY DESCRIBED AS ACCORDING TO A PLAT OF SURVEY BY _____ SURVEYOR, DATED MAY, 1976, AS REVISED MAY 11, 1976.

LESS & EXCEPT ANY PORTION OF THE PROPERTY AS CONTAINED IN THE FOLLOWING INSTRUMENTS:

- (A) QUIT CLAIM DEED (FOR RIGHT OF WAY) FROM PIZZA HUT OF GEORGIA, INC. TO THE DEPARTMENT OF TRANSPORTATION, DATED JUNE 7, 1979, FILED JUNE 26, 1979 AND RECORDED IN DEED BOOK 1733, PAGE 72.
- (B) RIGHT OF WAY DEED FROM PIZZA HUT OF AMERICA, INC., SUCCESSOR BY MERGER TO PIZZA HUT OF GEORGIA, INC. TO DEPARTMENT OF TRANSPORTATION, DATED JANUARY 29, 2008, FILED FEBRUARY 19, 2008 AND RECORDED IN DEED BOOK 48641, PAGE 819, AFORESAID RECORDS.



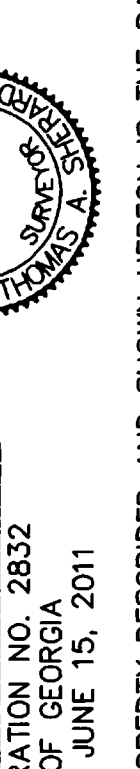
SURVEYORS CERTIFICATE

TO: PIZZA HUT OF AMERICA INC.; REALTY INCOME CORPORATION, A MARYLAND CORPORATION; LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

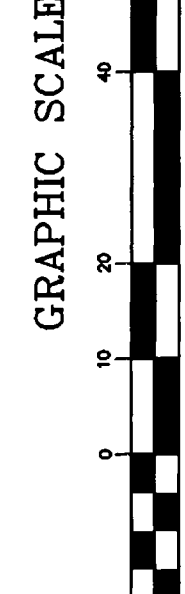
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 08, 2011.

DATE OF PLAT OR MAP: JULY 08, 2011

BY: T.A. SHERARD, P.E., R.L.S.



THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. Z1109742-KJV DATED MAY 31, 2011.



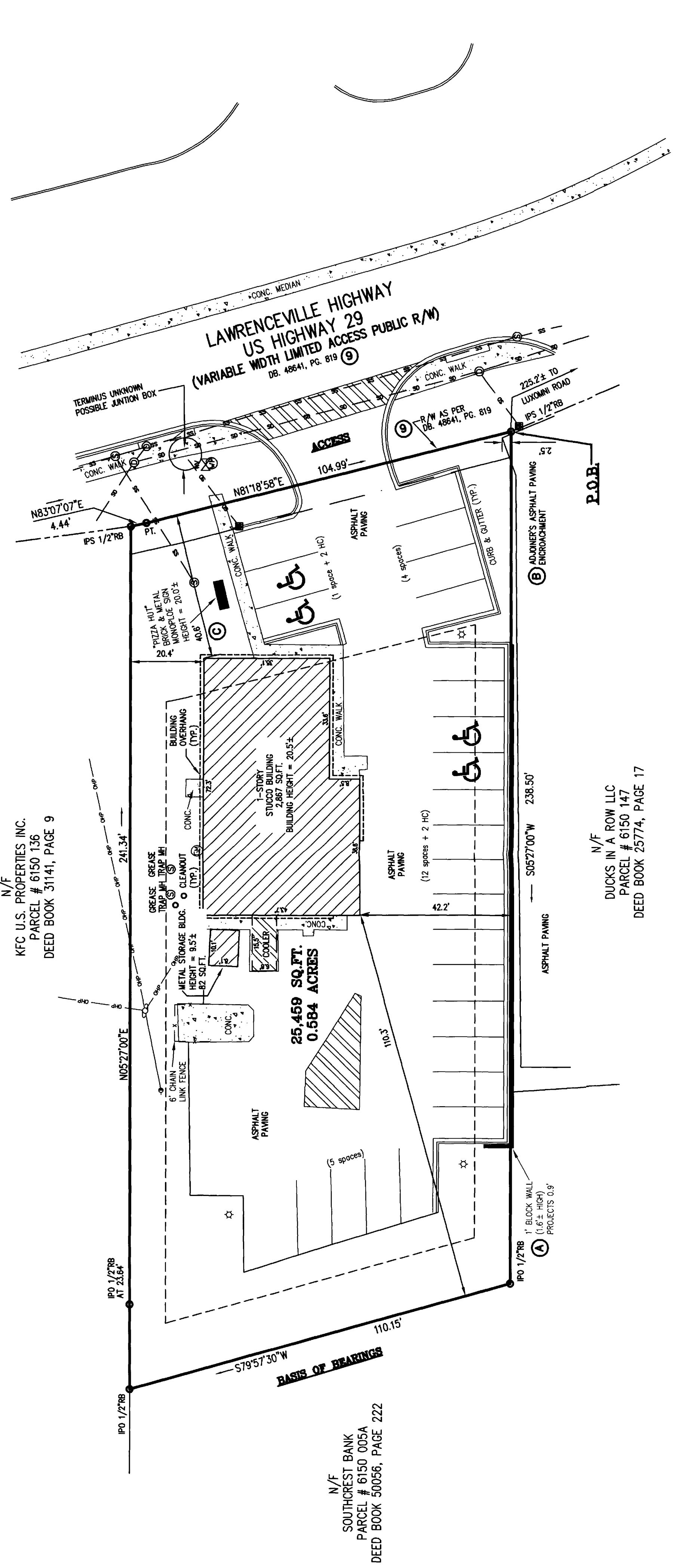
PREPARED BY: SITE DESIGN, INC. CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS 429 EAST PARK AVE., SUITE 100 GREENVILLE, SC 29601 PH: (864) 606-0402 www.sitedesign-inc.com

PREPARED FOR: 'ALTA/ACSM LAND TITLE SURVEY' THE MATTHEWS COMPANY National ALTA Survey Management

17220 Newhope Street, Suite 108-110, Fourth Valley, CA 92708 Tel: (714) 929-2181 Fax: (714) 454-1240 www.themathewscorp.com

Table with 2 columns: DATE, REVISION. Includes entries for 8/24/11 and 8/24/11.

PIZZA HUT OF AMERICA INC. 4104 Highway 29 NW Gwinnett County Land Lot 150, 6th District Lilburn, Georgia. SCALE: 1" = 20'. CHECKED: / APYD: DRA/ACU. APPROVED: TAS. DATE: 07/08/2011. PHI NO.: 621048. DRAWN BY: DRA. CHKD. BY: TBO/DRA. SDI DWG. NO.: S110223



LEGEND: Building line, Chain link fence, Centerline, etc. Includes a list of symbols for various features like electric meter, telephone, water meter, etc.