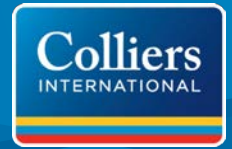


FOR LEASE > RETAIL STRIP CENTER > GWINNETT COUNTY



# La Fiesta Plaza

745 BEAVER RUIN ROAD, LILBURN, GA 30047



## Overview

La Fiesta Plaza is a highly visible 31,000± SF retail strip center located on Beaver Ruin Road in the Northeast Atlanta Corridor of Gwinnett County.

## Available Spaces

- > Prime 6,420± SF & 4,542± SF endcap spaces
- > Shop space starting at 1,450± SF
- > Restaurant spaces with grease traps

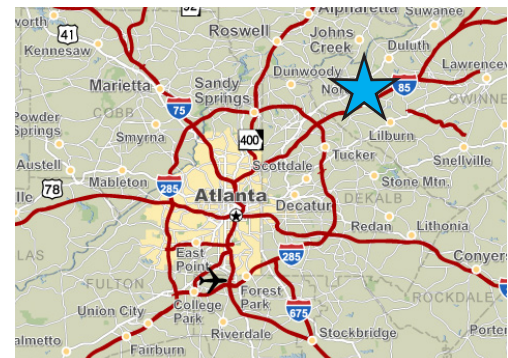
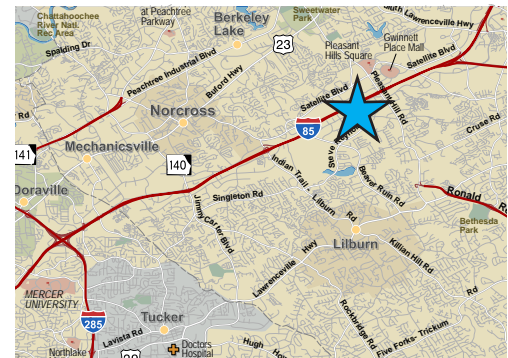
## Location

Located 4½-miles south of I-85 and ½-mile north of Lawrenceville Hwy (29) on Beaver Ruin Road, the center enjoys tremendous exposure and easy access. La Fiesta Plaza is surrounded by high density residential developments, schools, Gwinnett College and several established shopping centers.

## Traffic Counts

- > 28,950 VPD east of Burns Road on Beaver Ruin Road

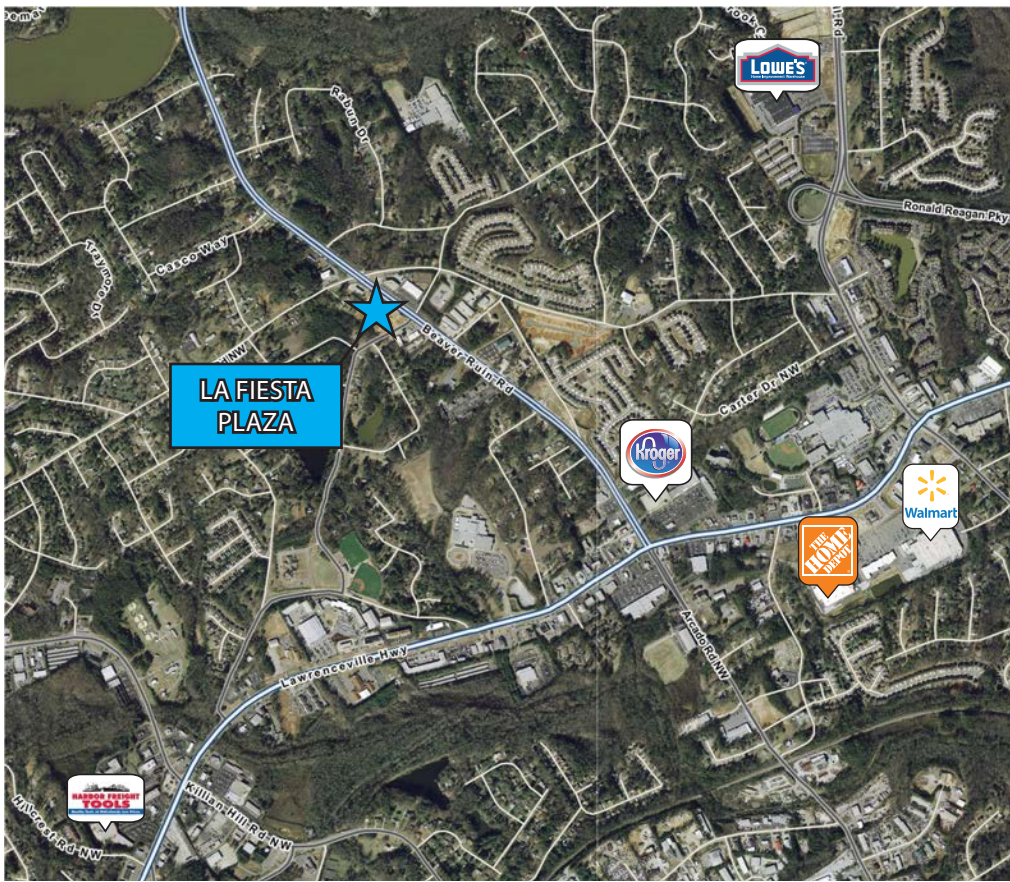
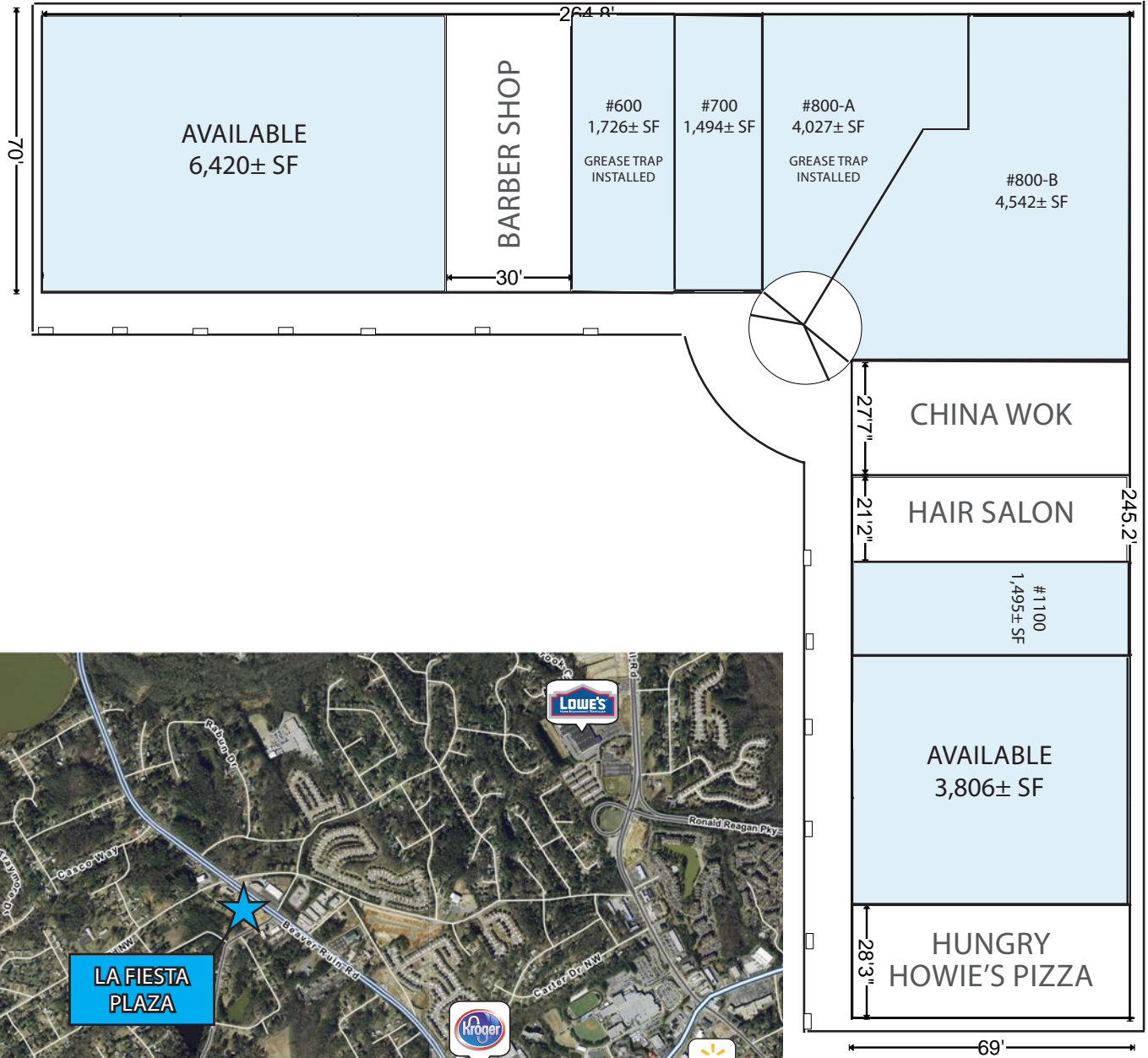
DEMOGRAPHICS (2011)	1-MILE	3-MILE	5-MILE
POPULATION	8,694	89,436	235,377
HOUSEHOLDS	2,730	29,079	77,952
AVERAGE HH INCOME	\$65,558	\$59,288	\$64,717



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# La Fiesta Plaza > Site Plan



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