

# FOR LEASE

**LA FIESTA PLAZA ("NEW" 31,000 SQ. FT. RETAIL CENTER)**  
745 Beaver Ruin Rd, NW, Lilburn, Georgia 30047-3433 (North Atlanta Corridor)

**AVAILABILITY: 1,450—31,000 SQUARE FEET— C-2 RETAIL (Gwinnett County)**



See availability plat on second page.

## LEASE

AVAILABLE SF: **1,450—31,000 sf RETAIL**  
BUILDING SF: **31,000 sf (NEW Retail Shopping Center)**  
MINIMUM SF: **1,450 SF**  
MAX CONTIG SF: **31,000 SF**  
PARKING: **205 Parking Spaces**  
AVAILABILITY: **IMMEDIATE**  
EXPOSURE **Main Thoroughfare (43,080 Average Daily 2006 D.O.T. Traffic Count)**  
SERVICES: **Net**  
OTHER: **Grease Traps already installed for prospective Restaurant Tenants  
Convenient Access to I-85 Interstate**

## UTILITIES

SPRINKLER: **YES**  
WATER: **CITY**  
SEWER: **CITY**  
POWER: **YES**

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**John Hunsinger  
& Company**

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# AVAILABILITY PLAT

