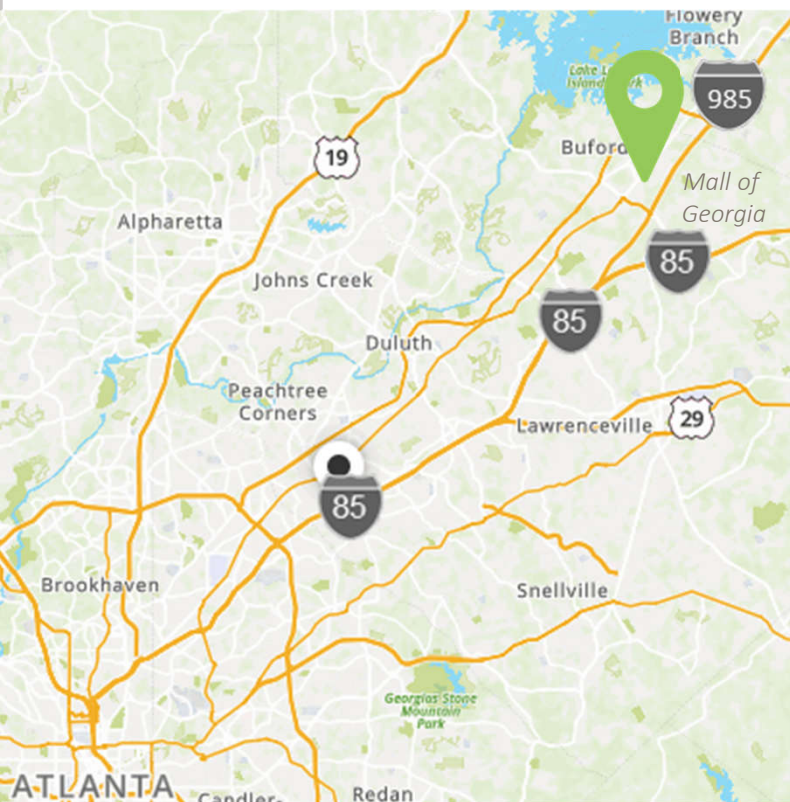


BUFORD VILLAGE

2255 Buford Village Way / Buford, Ga 30518



PROPERTY DESCRIPTION

Specialty Mixed-Use. Dine. Shop. Work. Live.

LOCATION DESCRIPTION

Buford Highway and Hamilton Mill Road
Gwinnett County, Georgia

Buford Village is 62,453 square feet including retail and office. It is located near downtown Buford, across the street from the Buford City Hall and Community Center. The new Buford High School campus is now open and is walkable to Buford Village

HIGHLIGHTS

Retail Building GLA:	44,251 SF
Retail Parks:	271 +/-
Available Retail SF:	966 – 1,265 SF



SHANNON SHUMAN MARTIN

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shannon@retailleasingadvisors.net

www.retailleasingadvisors.net

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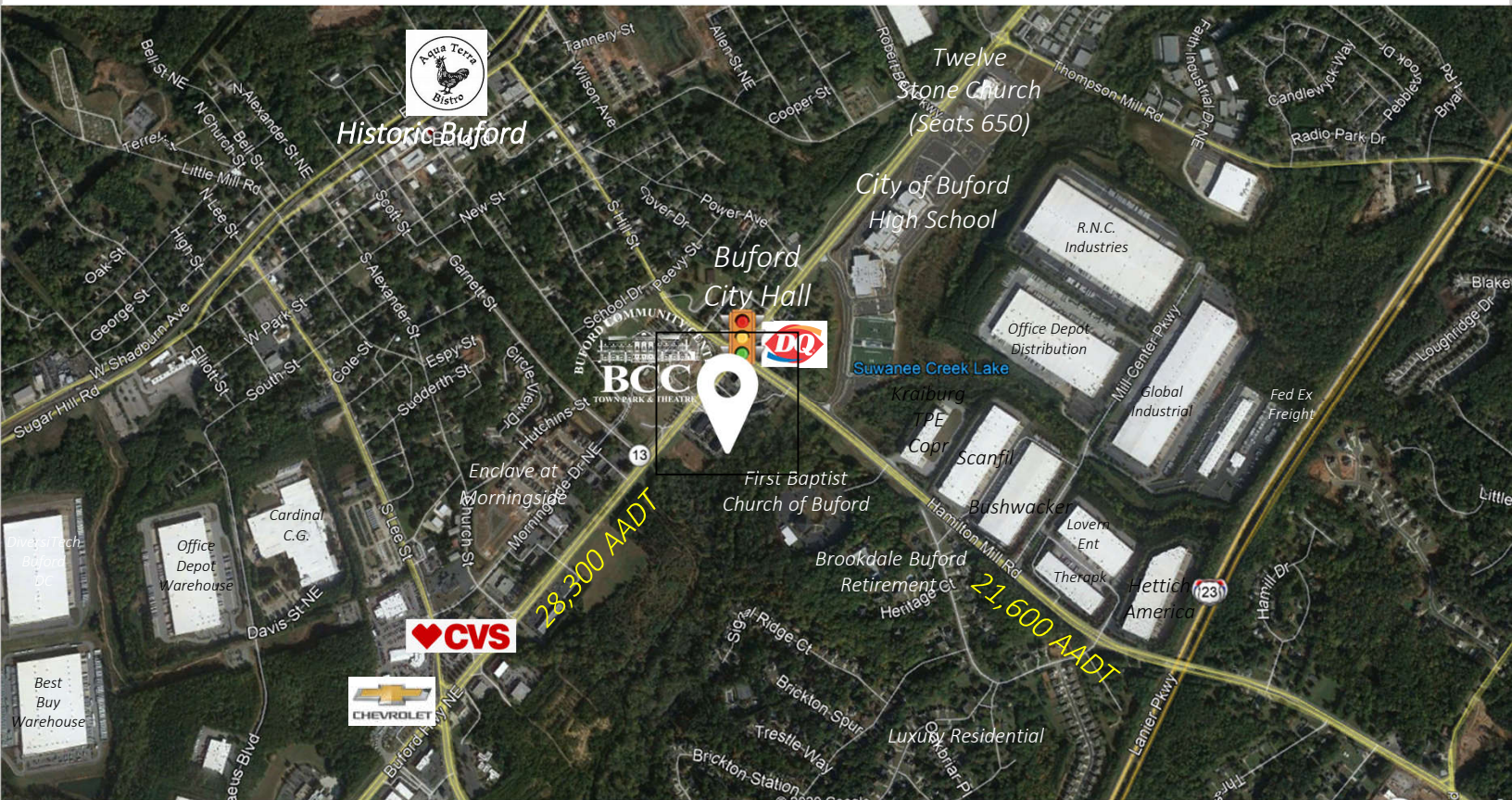


Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
101	Harness Dance Studio	3,911	145 - 147	Piggy Jo's	1,600
109 - 113	Amy Cates, DMD	2,906	149 - 151	Hotworx	2,273
115	Spherion (owns)	972	153	Cold Pressed Juice	996
121	Available	966	211	Dominick's	3,750
123	Sound of Music	967	212	Island Fin Poke	1,885
125	Available	972	215	Available	1,265
127 - 129	Maximized Health	1,934	217	A & R Flooring	3,196
131 - 135	Elite Physical Therapy	2,906	221 - 226	Helping Hands Pediatric	9,846
137	DripBar	2,317	311	Marias Tex Mex	4,500
141	Yejiel Learning Center	1,000	313	Available	1,215
143	State Farm	967	315 - 317	Friend's Grill	3,700

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

BUFORD VILLAGE

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DEMOGRAPHICS

DRIVE TIME

	I-3 Miles	3-5 Miles
Population	38,971	63,712
Households	13,045	21,253
Average HH Income	\$144,306	\$141,802
Daytime Population	39,810	60,553

	5- 10 Min	10-15 Min
Population	60,924	120,663
Households	20,185	41,575
Average HH Income	\$105,668	\$112,418
Daytime Population	63,304	121,252

LONGITUDE | LATITUDE
34.11358 | -83.99467

TRAFFIC COUNT
30,500 AADT Buford Highway

BUFORD VILLAGE

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RETAIL LEASING
ADVISORS

Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

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