

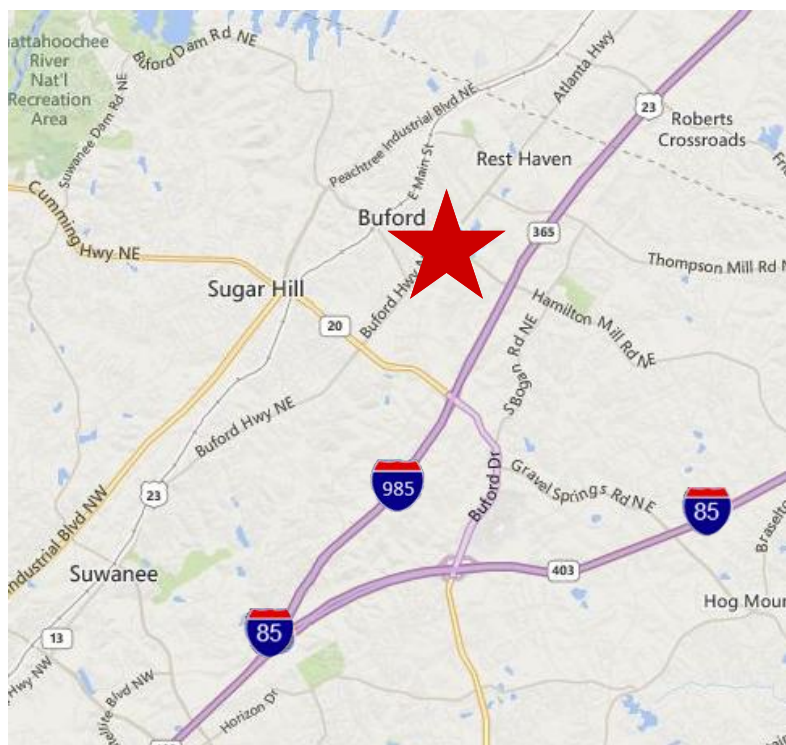
BUFORD VILLAGE

BUFORD, GEORGIA

Upscale, Mixed-Use Development with Retail, Dining & Office



Highlights



Location:

2255 Buford Village Way
Buford, Ga 30518
Gwinnett County

Intersection:

Buford Highway and Hamilton Mill Road

Traffic Counts:

25,700 ADT Buford Highway

Total GLA in Shopping Center:

62,453 ± Square Feet
Includes 44,251 SF Retail & 18,202 SF Office

Parking:

271 ± parks

Demographics:

| | <u>3 Miles</u> | <u>5 Miles</u> |
|-------------------|----------------|----------------|
| Population | 36,409 | 91,635 |
| Average HH Income | \$72,748 | \$84,480 |

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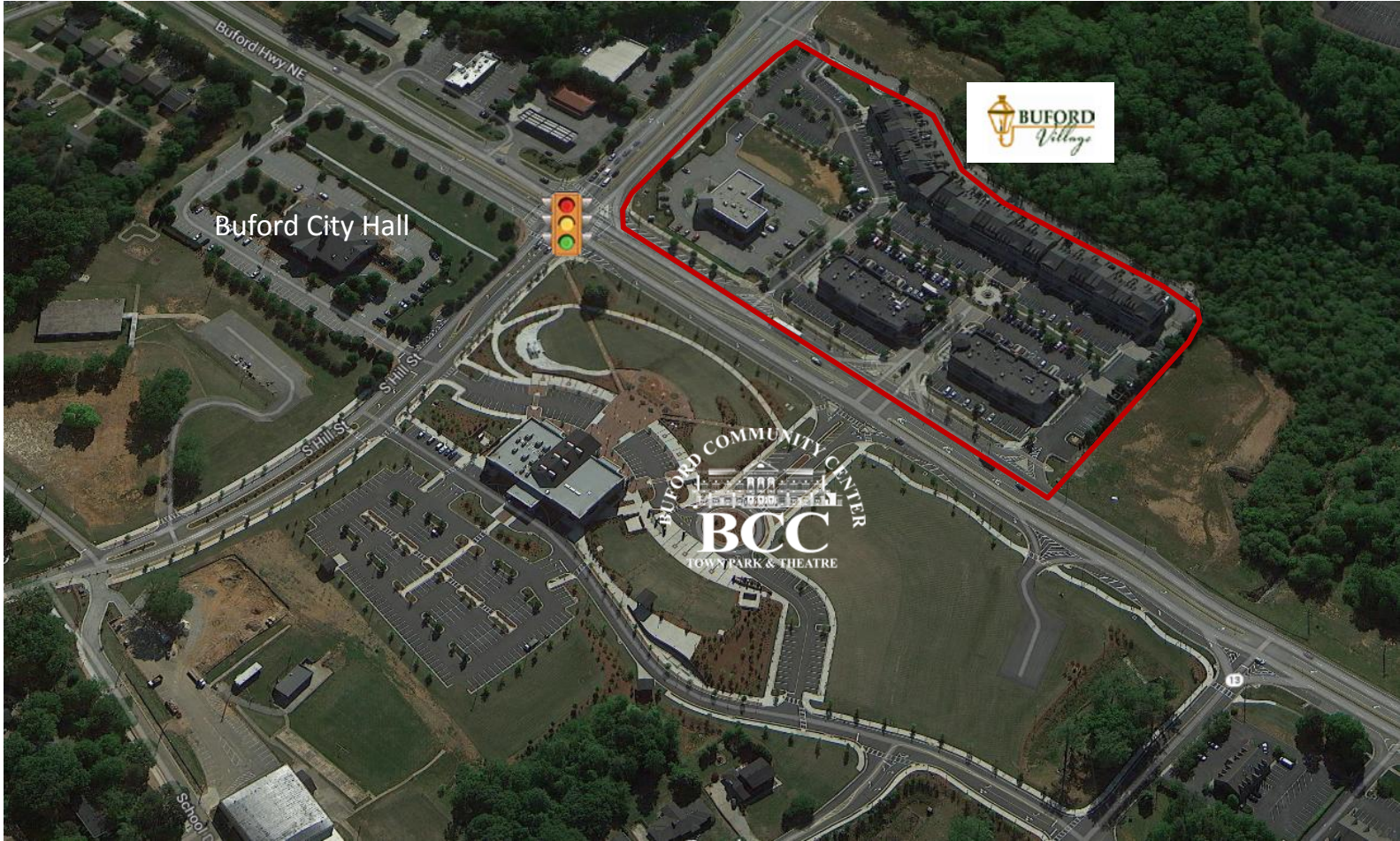
Site Plan & Tenant List



| Suite | Tenant | Size (SF) |
|------------|----------------------|--------------|
| 101 | Harness Dance Studio | 3,911 |
| 109 | Amy Cates, DMD | 1,934 |
| 113 | Available | 972 |
| 115 | Spherion (sold) | 972 |
| 121 | Bee Healthy | 1,933 |
| 123 | Sound of Music | 972 |
| 125 | Available | 972 |
| 127/129 | Maximized Health | 1,934 |
| 131/133 | Kairos Bridal | 1,944 |
| 135 | Available | 962 |
| 137 | Available | 2,317 |
| 141 | The HomeStore RE | 1,000 |
| 143 | State Farm | 967 |
| 145/147 | Mathnasium | 1,600 |

| Suite | Tenant | Size (SF) |
|------------|-----------------------------|--------------|
| 149 | Available | 1,306 |
| 151 | Available | 967 |
| 153 | Pete's Place | 996 |
| 211 | Dominick's | 3,750 |
| 212 | Shenanigan's Hair | 3,280 |
| 217 | Restaurant Available | 3,196 |
| 221 | Red Clay Interactive | 5,246 |
| 229 | Office Available | 2,247 |
| 228 | Office Available | 1,590 |
| 311 | Fuego Cantina & Grill | 4,500 |
| 313 | Available | 2,105 |
| 317 | Friend's Grill | 3,700 |
| 329 | M2M | 6,839 |
| 325 | Healing Waters | 2,280 |

Aerial

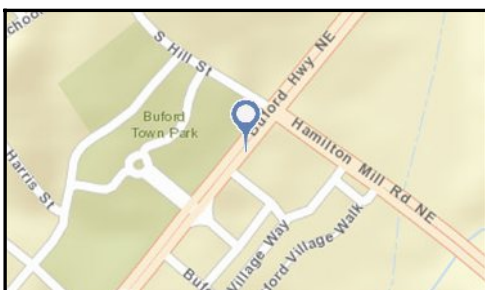
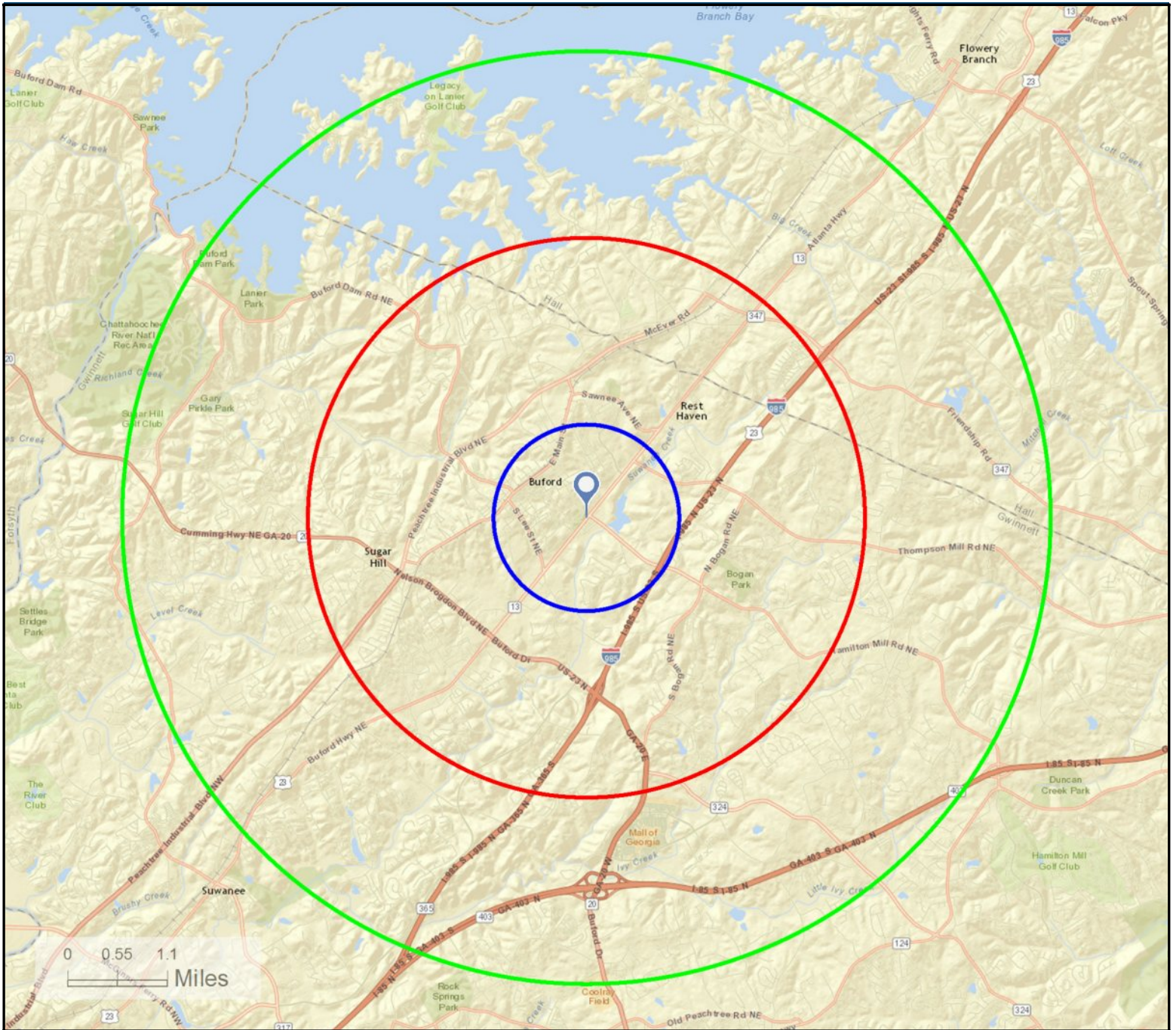


Photo



Buford Village
2255 Buford Hwy, Buford, Georgia, 30518
Rings: 1, 3, 5 mile radii

Latitude: 34.114270
Longitude: -83.99504





Executive Summary

Buford Village
 2255 Buford Hwy, Buford, Georgia, 30518
 Rings: 1, 3, 5 mile radii

Latitude: 34.11427
 Longitude: -83.99504

| | 1 mile | 3 mile | 5 mile |
|------------------------|--------|--------|---------|
| Population | | | |
| 2000 Population | 3,475 | 23,559 | 49,363 |
| 2010 Population | 3,524 | 34,680 | 85,640 |
| 2014 Population | 3,607 | 36,409 | 91,635 |
| 2019 Population | 3,859 | 40,360 | 101,633 |
| 2000-2010 Annual Rate | 0.14% | 3.94% | 5.66% |
| 2010-2014 Annual Rate | 0.55% | 1.15% | 1.60% |
| 2014-2019 Annual Rate | 1.36% | 2.08% | 2.09% |
| 2014 Male Population | 49.5% | 49.3% | 49.2% |
| 2014 Female Population | 50.5% | 50.7% | 50.8% |
| 2014 Median Age | 36.8 | 35.4 | 35.6 |

In the identified area, the current year population is 91,635. In 2010, the Census count in the area was 85,640. The rate of change since 2010 was 1.60% annually. The five-year projection for the population in the area is 101,633 representing a change of 2.09% annually from 2014 to 2019. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 37.7.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2014 White Alone | 59.6% | 66.4% | 65.5% |
| 2014 Black Alone | 21.0% | 13.4% | 13.4% |
| 2014 American Indian/Alaska Native Alone | 0.6% | 0.3% | 0.3% |
| 2014 Asian Alone | 2.0% | 6.1% | 10.2% |
| 2014 Pacific Islander Alone | 0.0% | 0.0% | 0.1% |
| 2014 Other Race | 13.7% | 10.9% | 7.6% |
| 2014 Two or More Races | 3.1% | 2.9% | 2.9% |
| 2014 Hispanic Origin (Any Race) | 24.6% | 22.4% | 17.9% |

Persons of Hispanic origin represent 17.9% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.7 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 1,336 | 8,300 | 17,390 |
| 2010 Households | 1,345 | 11,836 | 29,058 |
| 2014 Total Households | 1,368 | 12,324 | 30,857 |
| 2019 Total Households | 1,458 | 13,579 | 34,042 |
| 2000-2010 Annual Rate | 0.07% | 3.61% | 5.27% |
| 2010-2014 Annual Rate | 0.40% | 0.96% | 1.42% |
| 2014-2019 Annual Rate | 1.28% | 1.96% | 1.98% |
| 2014 Average Household Size | 2.62 | 2.94 | 2.96 |

The household count in this area has changed from 29,058 in 2010 to 30,857 in the current year, a change of 1.42% annually. The five-year projection of households is 34,042, a change of 1.98% annually from the current year total. Average household size is currently 2.96, compared to 2.94 in the year 2010. The number of families in the current year is 23,809 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Buford Village
 2255 Buford Hwy, Buford, Georgia, 30518
 Rings: 1, 3, 5 mile radii

Latitude: 34.11427
 Longitude: -83.99504

| | 1 mile | 3 mile | 5 mile |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2014 Median Household Income | \$29,617 | \$55,869 | \$66,835 |
| 2019 Median Household Income | \$37,392 | \$67,956 | \$80,000 |
| 2014-2019 Annual Rate | 4.77% | 3.99% | 3.66% |
| Average Household Income | | | |
| 2014 Average Household Income | \$47,069 | \$72,748 | \$84,480 |
| 2019 Average Household Income | \$55,665 | \$83,442 | \$96,889 |
| 2014-2019 Annual Rate | 3.41% | 2.78% | 2.78% |
| Per Capita Income | | | |
| 2014 Per Capita Income | \$16,803 | \$25,088 | \$28,401 |
| 2019 Per Capita Income | \$19,743 | \$28,600 | \$32,387 |
| 2014-2019 Annual Rate | 3.28% | 2.65% | 2.66% |

Current median household income is \$66,835 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$80,000 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$84,480 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$96,889 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$28,401 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$32,387 in five years, compared to \$32,168 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 1,454 | 8,751 | 18,619 |
| 2000 Owner Occupied Housing Units | 679 | 6,346 | 14,633 |
| 2000 Renter Occupied Housing Units | 657 | 1,955 | 2,757 |
| 2000 Vacant Housing Units | 118 | 450 | 1,229 |
| 2010 Total Housing Units | 1,565 | 13,090 | 31,518 |
| 2010 Owner Occupied Housing Units | 720 | 8,434 | 22,632 |
| 2010 Renter Occupied Housing Units | 625 | 3,402 | 6,426 |
| 2010 Vacant Housing Units | 220 | 1,254 | 2,460 |
| 2014 Total Housing Units | 1,605 | 13,275 | 32,517 |
| 2014 Owner Occupied Housing Units | 681 | 8,366 | 23,066 |
| 2014 Renter Occupied Housing Units | 687 | 3,958 | 7,791 |
| 2014 Vacant Housing Units | 237 | 951 | 1,660 |
| 2019 Total Housing Units | 1,687 | 14,319 | 35,250 |
| 2019 Owner Occupied Housing Units | 731 | 9,206 | 25,405 |
| 2019 Renter Occupied Housing Units | 727 | 4,372 | 8,637 |
| 2019 Vacant Housing Units | 229 | 740 | 1,208 |

Currently, 70.9% of the 32,517 housing units in the area are owner occupied; 24.0%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 31,518 housing units in the area - 71.8% owner occupied, 20.4% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 1.40%. Median home value in the area is \$189,445, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 3.10% annually to \$220,676.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.