

# VILLAGE AT COOLRAY FIELD OUTPARCELS

2500 BUFORD DRIVE, LAWRENCEVILLE, GA 30043



## PROPERTY DETAILS

- 10.8 acres (7 outparcels) in Gwinnett County ranging from .6 acres to 3.5 acres; located less than two miles from I-85 and the Mall of Georgia
- Adjoins Coolray Field, the 10,000 seat baseball stadium that is home to the AAA League Gwinnett Stripers team (formerly the Gwinnett Braves)
- Adjoins Technology Center of Georgia, the 275 acre master-planned development for office, light industrial, retail and residential uses
- Adjacent to 206 Luxury apartments “The Views”
- Two signalized access points on Buford Drive (Ga Hwy 20) with heavy traffic counts of 39,300 VPD
- Strong demographics for population and income
- Flexible deal structure: Build-to-suit, ground lease or sale

**BRAND**  
Real Estate Services

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## TRAFFIC COUNTS

Buford Drive	39,300 VPD
I-85 at Buford Drive	99,600 VPD

## DEMOGRAPHICS - 2017 CoStar

	1 mile	3 miles	5 miles
Population	8,499	55,671	150,087
Income	\$80,388	\$95,089	\$93,270

## GPS COORDINATES

Lat. 34.04016 Long. -83.991319

**Outparcel #1 - 1.563 acres - 6,600 sf**

**Outparcel #2 - 1.246 acres - 6,500 sf**

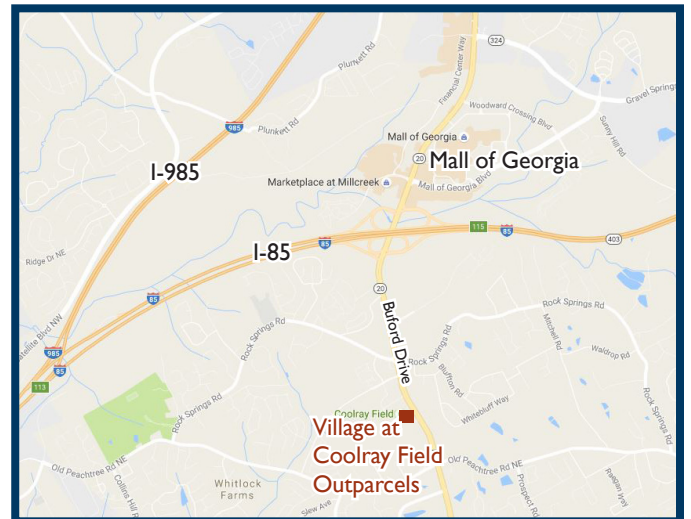
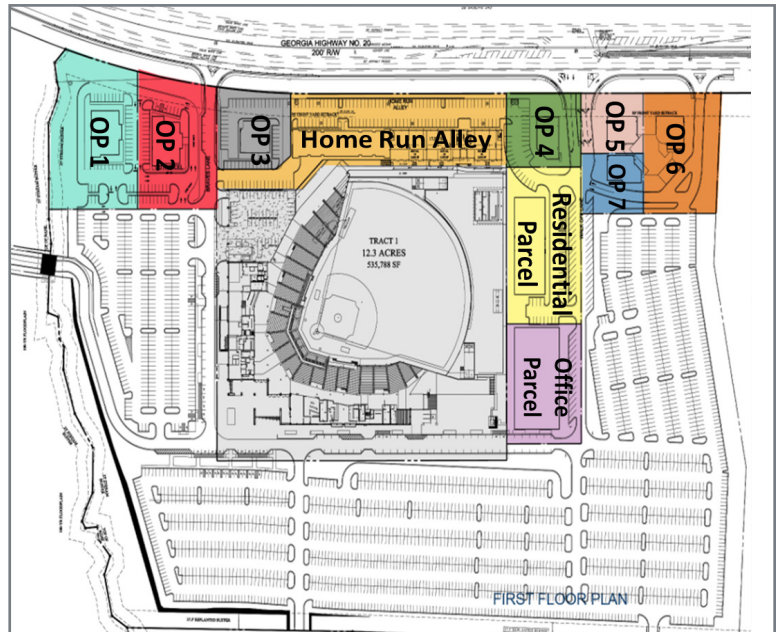
**Outparcel #3 - 0.698 acres - 4,820 sf**

**Outparcel #4 - 0.670 acres - 4,620 sf**

**Outparcel #5 - 0.506 acres - 4,090 sf**

**Outparcel #6 - 1.011 acres - 4,460 sf**

**Outparcel #7 - 0.506 acres - 4,310 sf**



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