

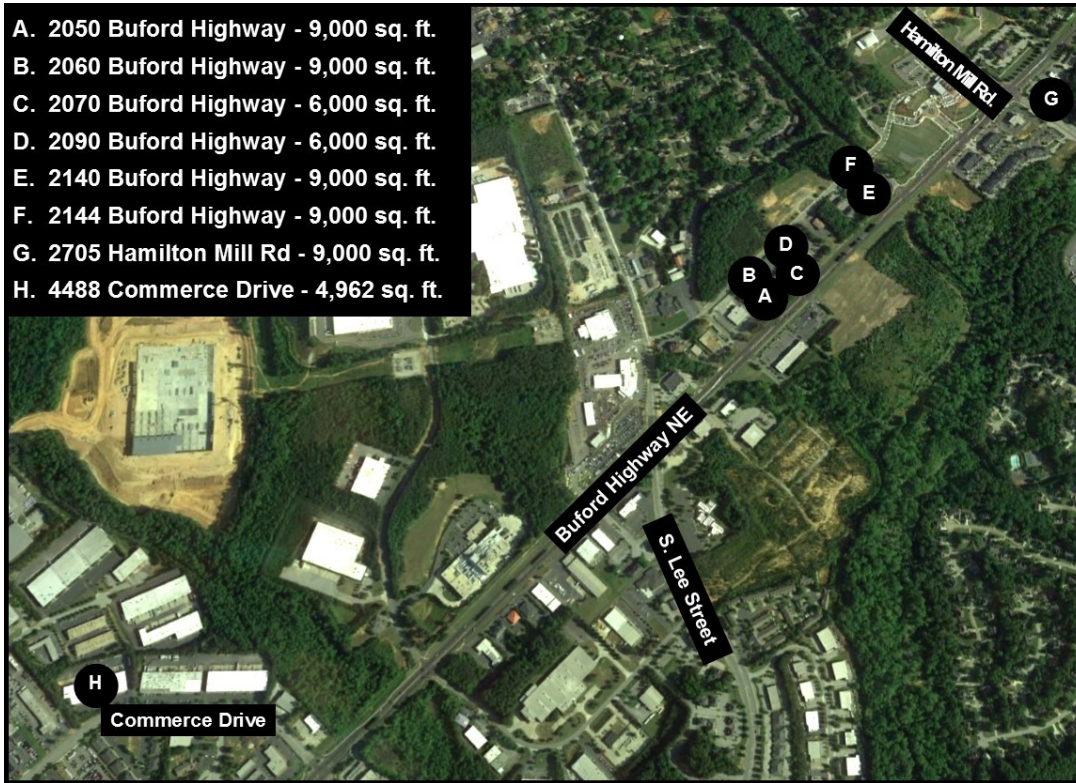
## 8 FREESTANDING BUILDINGS FOR SALE OR FOR LEASE

# 600 TO 6,200 SQ. FT. AVAILABLE

Buford Highway NE, Buford, GA 30518



- A. 2050 Buford Highway - 9,000 sq. ft.
- B. 2060 Buford Highway - 9,000 sq. ft.
- C. 2070 Buford Highway - 6,000 sq. ft.
- D. 2090 Buford Highway - 6,000 sq. ft.
- E. 2140 Buford Highway - 9,000 sq. ft.
- F. 2144 Buford Highway - 9,000 sq. ft.
- G. 2705 Hamilton Mill Rd - 9,000 sq. ft.
- H. 4488 Commerce Drive - 4,962 sq. ft.



### PROPERTY OVERVIEW

Eight different buildings. Suites ranging from 600 square feet to 4,500 square feet. Available spaces include medical office suites, open retail suites, large open floor plans to individual offices. Ready for occupancy.

### PROPERTY FEATURES

- Open spaces with private offices
- Medical offices
- Signage on marker on the road
- Retail space with great exposure
- Various square feet available

### KW COMMERCIAL

540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

### SCOTT HANLON

Associate Broker  
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LOCATION	SUITE	SIZE	SPACE TYPE	LEASE RATE PSF	LEASE TYPE	LEASE TERM
2050 Buford Highway	201-202A	600-2,100 SF	Office	\$16.00	MG includes utilities	36 months
2060 Buford Highway	104	1,100 SF	Office	\$14.00	MG includes utilities	36 months
2070 Buford Highway	2D	1,500 SF	Office	\$12.00	MG	36 months
2090 Buford Highway	1A	1,500 SF	Office	\$12.00	MG	36 months
2140 Buford Highway	107-108	2,365 SF	Office	\$16.00	MG includes utilities	36 months
2140 Buford Highway	109	1,944 SF	Office	\$16.00	MG includes utilities	36 months
2140 Buford Highway	208	2,145 SF	Office	\$15.00	MG includes utilities	36 months
2144 Buford Highway	110-112	4,265 SF	Office	\$14.00	MG includes utilities	36 months
4705 Hamilton Mill Rd.	100	1,400 SF	Retail	\$18.50	MG includes utilities	36 months
4705 Hamilton Mill Rd.	300	4,000 SF	Retail	\$18.50	MG includes utilities	36 months
4705 Hamilton Mill Rd.	500	1,200 SF	Retail	\$18.50	MG includes utilities	36 months
4488 Commerce Dr.	B	2,400 SF	Office	\$11.50	MG	36 months

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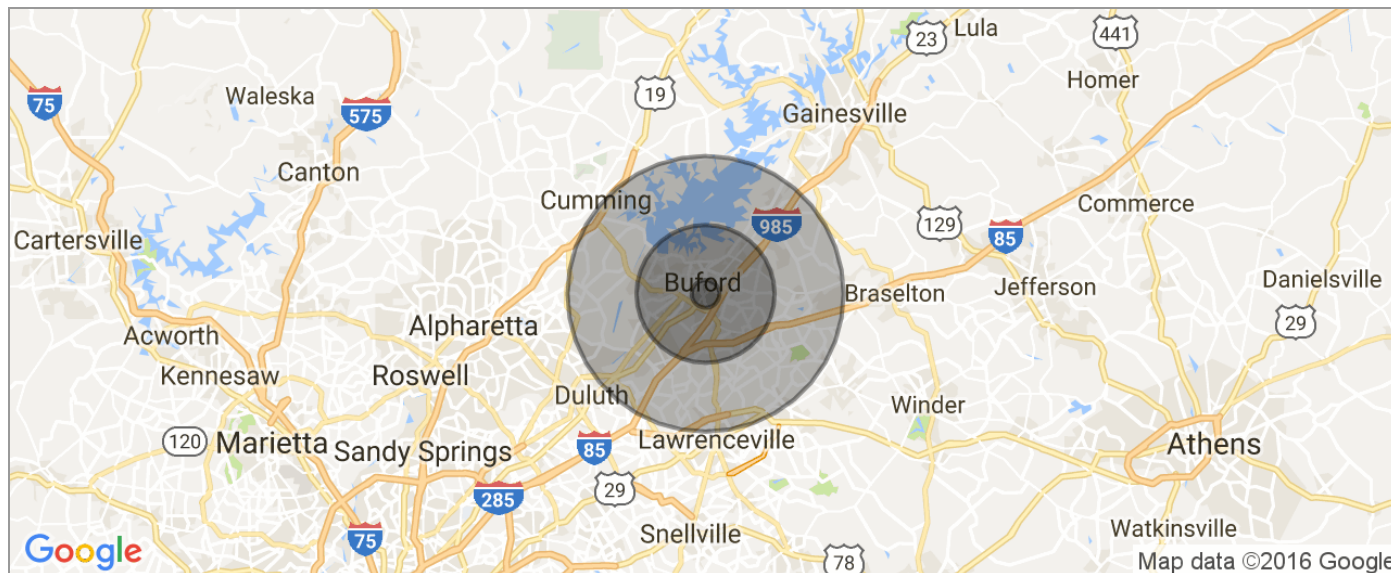
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,665	84,157	352,668
MEDIAN AGE	31.0	34.8	35.2
MEDIAN AGE (MALE)	29.7	33.5	34.5
MEDIAN AGE (FEMALE)	33.2	36.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	888	28,032	114,898
# OF PERSONS PER HH	3.0	3.0	3.1
AVERAGE HH INCOME	\$60,077	\$80,132	\$91,893
AVERAGE HOUSE VALUE	\$182,865	\$251,278	\$299,779
RACE	1 MILE	5 MILES	10 MILES
% WHITE	67.9%	71.3%	72.2%
% BLACK	14.9%	12.5%	12.1%
% ASIAN	4.0%	8.7%	9.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	12.0%	5.9%	4.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	31.5%	16.4%	11.6%

\* Demographic data derived from 2010 US Census

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