

For Lease  
**Restaurant Space**  
 2,700 SF | \$18.25 SF/Yr



## Horizon Place Restaurant Space

4060 Buford Drive  
 Buford, GA 30518

### Property Highlights

- Corner Restaurant Space
- Tremendous visibility
- Fully Equipped
- Entrance from two Major Roads
- High traffic intersection
- Ample Parking

### Property Description

2,700 SF Corner Restaurant Space at 4060 Buford Dr in Buford GA is an amazing opportunity for a National Chain Restaurant/Local Restaurant . It is a fully equipped restaurant with tremendous visibility as well as entrance from both Hwy 20 and Satellite Blvd. It is in the heart of Buford next to the Mall of Georgia. The building offers a Triple-Net Lease with great mixture of Tenants. The property is unique with ample parking and the convenient location is unbeatable.

### OFFERING SUMMARY

Rental Rate:	\$18.25/SF/Year (NNN)
Property Type:	Corner Space
Property Sub-Type:	Strip Center
Gross Leasable Area:	2,700 SF
Year Built:	2001
CAM:	\$3.27 SF/Year

### DEMOGRAPHIC

Stats	Population	Avg. HH Income
1 Mile	3,488	67,044
3 Miles	47,763	85,456
5 Miles	123,591	92,360

Marketed By:

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# Executive Summary



AVAILABLE SF:	<b>2,700 SF</b>
LEASE RATE:	<b>\$18.25/SF/Yr (NNN)</b>
LEASE TERM:	<b>60 Months</b>
LOT SIZE:	<b>1.360 Acres</b>
BUILDING SIZE:	<b>13,578 SF</b>
BUILDING CLASS:	<b>B</b>
YEAR BUILT:	<b>2001</b>
ZONING:	<b>C2</b>
MARKET:	<b>Gwinnett County</b>
SUB MARKET:	<b>Buford/Suwanee</b>
CROSS STREETS:	<b>HWY 20 &amp; Satellite Blvd</b>

## Property Description

Fully Equipped Restaurant at 4060 Buford Dr is 2,700 SF +/- corner space with Holiday Inn Hotel at the same location and Quick Trip across the street! The building offers a Triple-Net Lease with great flexibility and growth potential to its tenants. Property has tremendous visibility with ample parking on a very convenient location.

## Location Overview

Horizon Place retail center is located on a high traffic, major intersection of Hwy 20 and Satellite Blvd. This building is just 1 minute for I-985, exit 4 and 5 minutes for I-85, exit 115 and one mile from Mall of Georgia. Buford/Suwanee Submarket.

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# Site Plan



# Tenant List

Suite	Tenants	SF
AB	Havana Restaurant	2,700
C	Cigar Shop	1,200
DE	American Deli Restaurant	2,400
FG	Dry Cleaning	1,800
H	Tattoo Shop	1,800
I	Barber Shop- Flow Factory	1,200
J	Hair Salon	1,200
K	Sun Spa	1,537

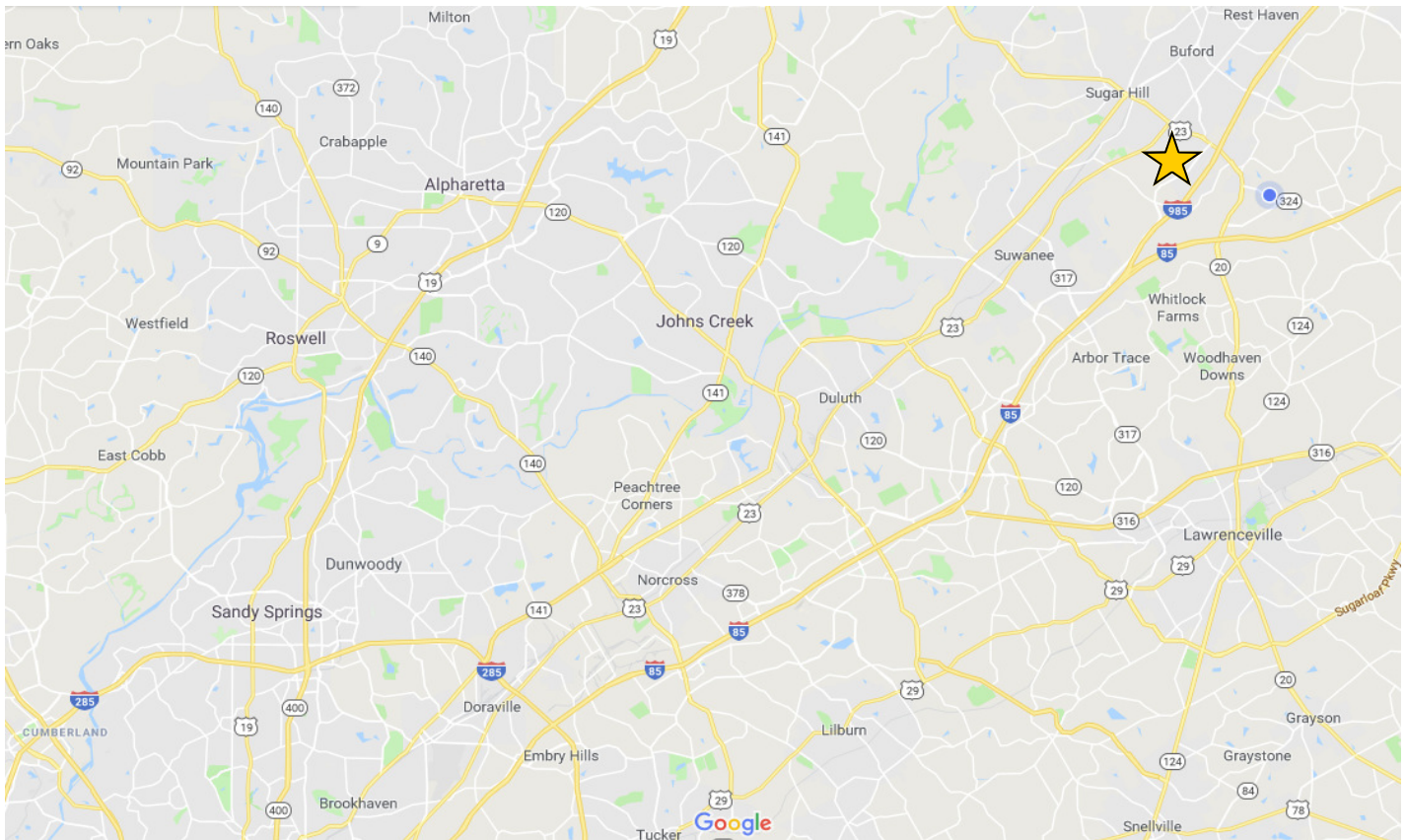
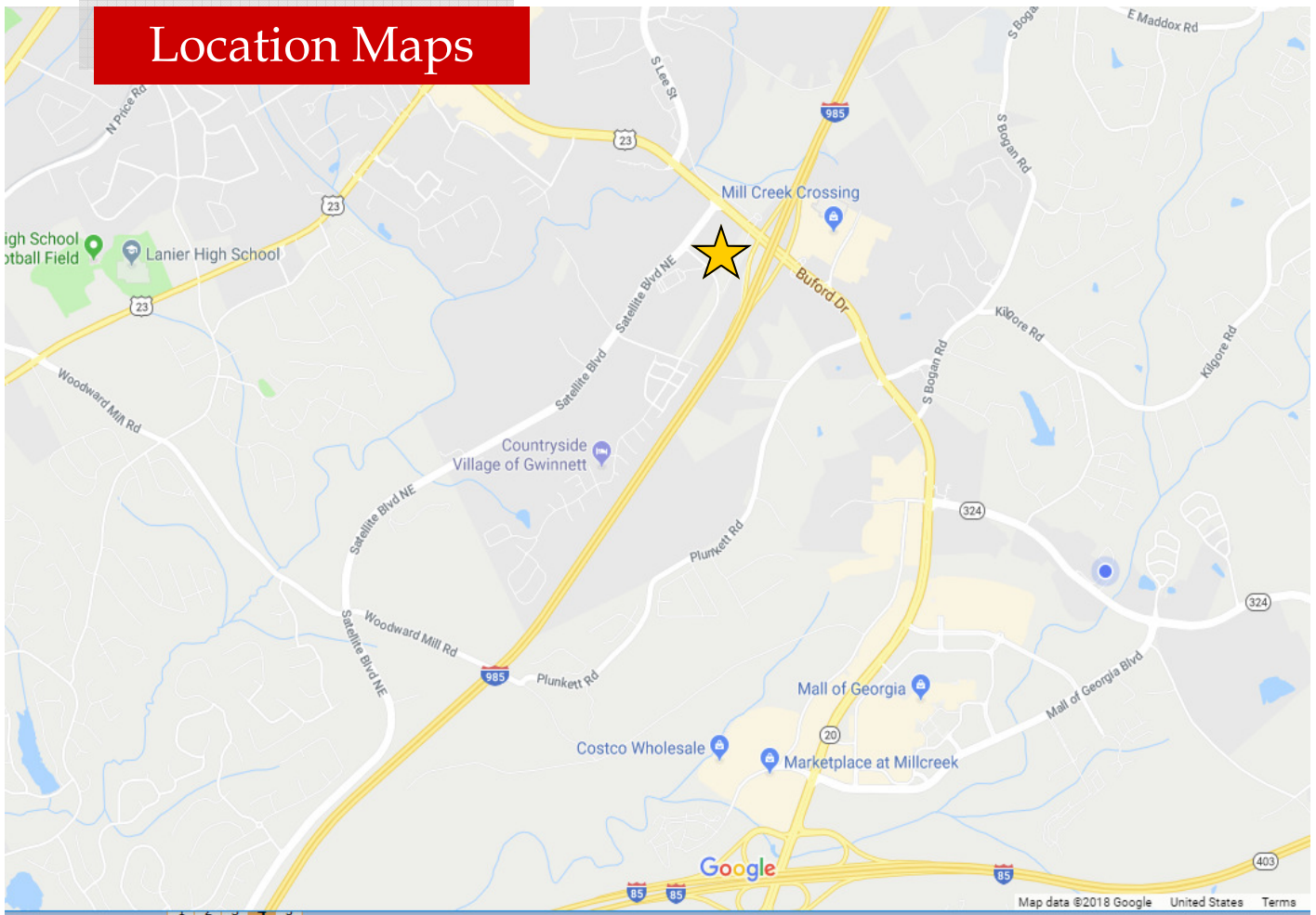


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# Location Maps



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# Retailer Map

Jeep

KIA

THE HOME DEPOT

QT  
QuikTrip

LOWE'S  
Walmart



CHASE

Mazda

VW

BUICK

NISSAN

HONDA

TOYOTA

LA FITNESS

VOLVO

STARBUCKS COFFEE

BB&T

HYUNDAI

DICK'S SPORTING GOODS

Dillard's  
The Style of Your Life

JCPenney

VON MAUR

BEST BUY

TARGET

REGAL CINEMAS

OLD NAVY

macy's

WELLS FARGO

Sears

COSTCO WHOLESALE

Marshalls

ROSS DRESS FOR LESS

Bank of America

Google



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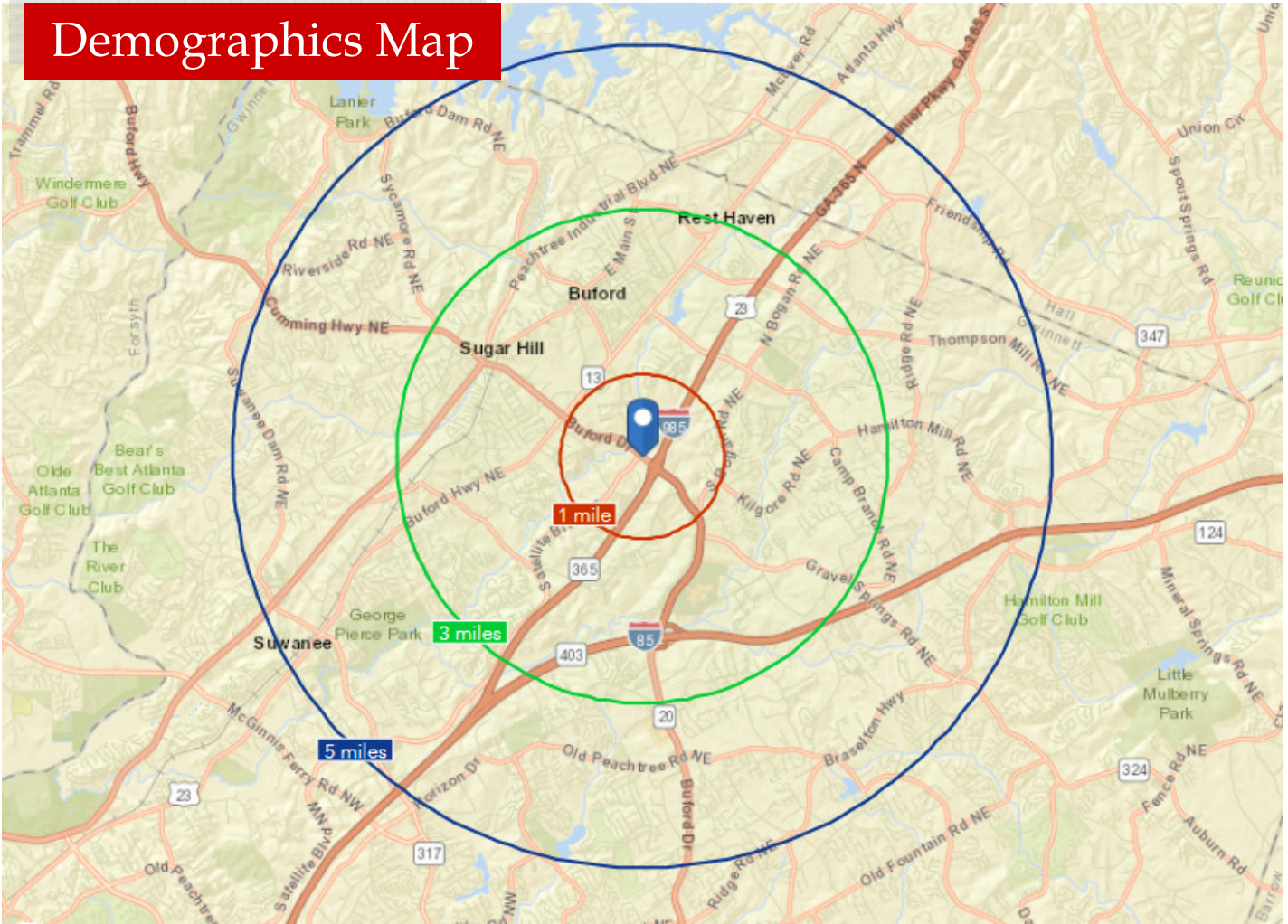
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# Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,488	47,763	123,591
MEDIAN AGE	33.0	34.5	35.9

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,259	16,058	41,548
# FO PERSONS PER HH	2.77	2.97	2.97
AVERAGE HH INCOME	\$67,044	\$85,456	\$92,360
AVERAGE HOUSE VALUE			
HOUSING UNITS WITH A MORTGAGE	\$215,854	\$204,534	\$209,042
HOUSING UNITS WITHOUT A MORTGAGE	\$185,134	\$153,986	\$187,597

Race	1 Mile	3 Miles	5 Miles
% WHITE ALONE	55.8%	55.4%	61.7%
% BLACK ALONE	15.3%	17.7%	16.1%
% AMERICAN INDIAN ALONE	0.1%	0.3%	0.3%
% ASIAN ALONE	6.7%	13.6%	12.0%
% PACIFIC ISLANDER ALONE	0.0%	0.1%	0.1%
% SOME OTHER RACE ALONE	19.1%	9.2%	6.6%
% TWO OR MORE RACES	3.1%	3.6%	3.3%



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