

*Commercial Corner on Buford Hwy at Hillside Drive*



**FOR LEASE**  
0.89 ACRES—GWINNETT CO.



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KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500



## PROPERTY OVERVIEW

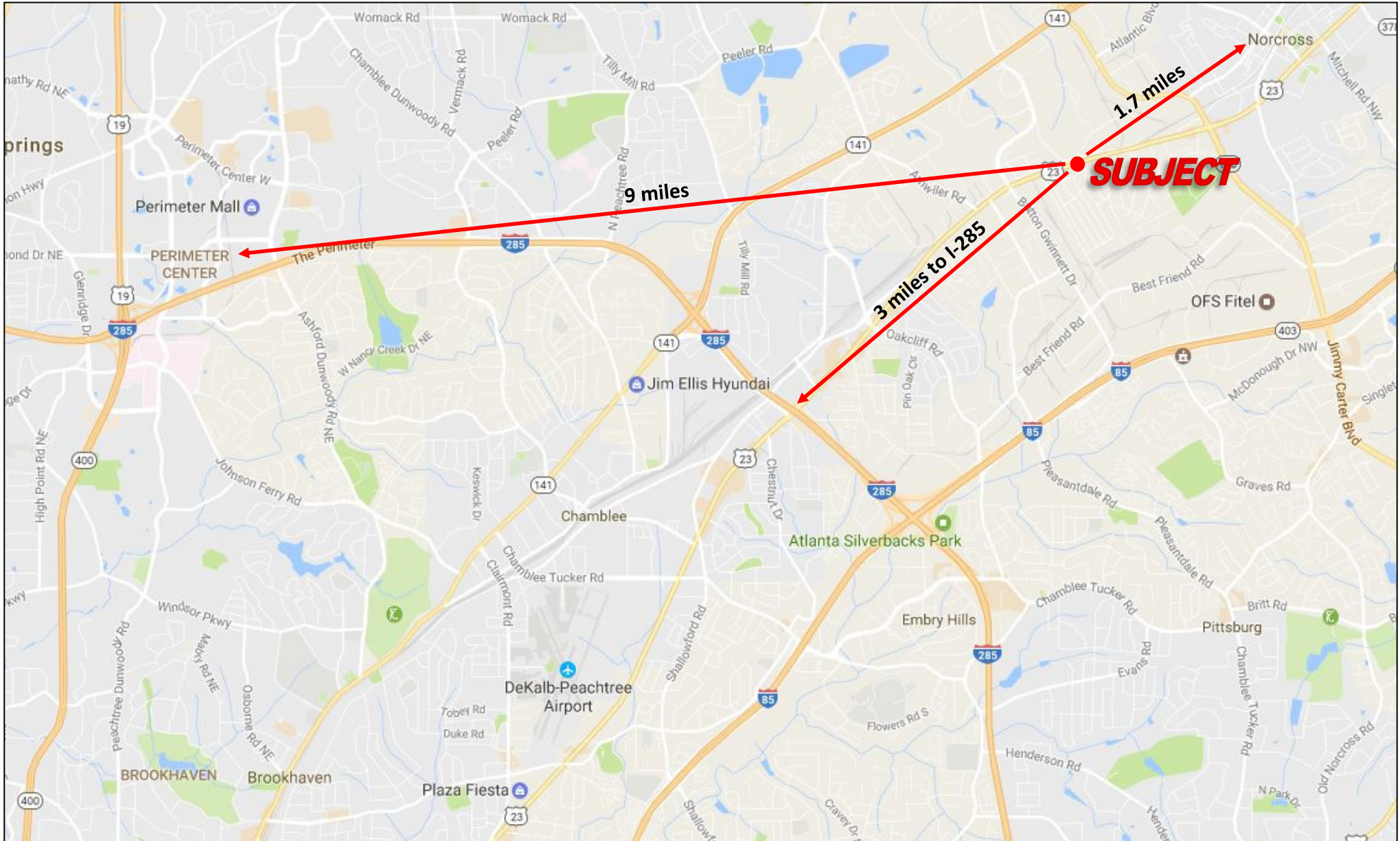
- +/- 0.89 acres—3 parcel assemblage
- Zoned C2—Gwinnett County
- 200 ft of frontage on Buford Hwy
- Approx. 200 ft of depth on Hillside Dr.
- All utilities available to site
- 23,600 ADT (15) on Buford Hwy
- SUP in place for used car sales
- **Asking Rate—Negotiable**





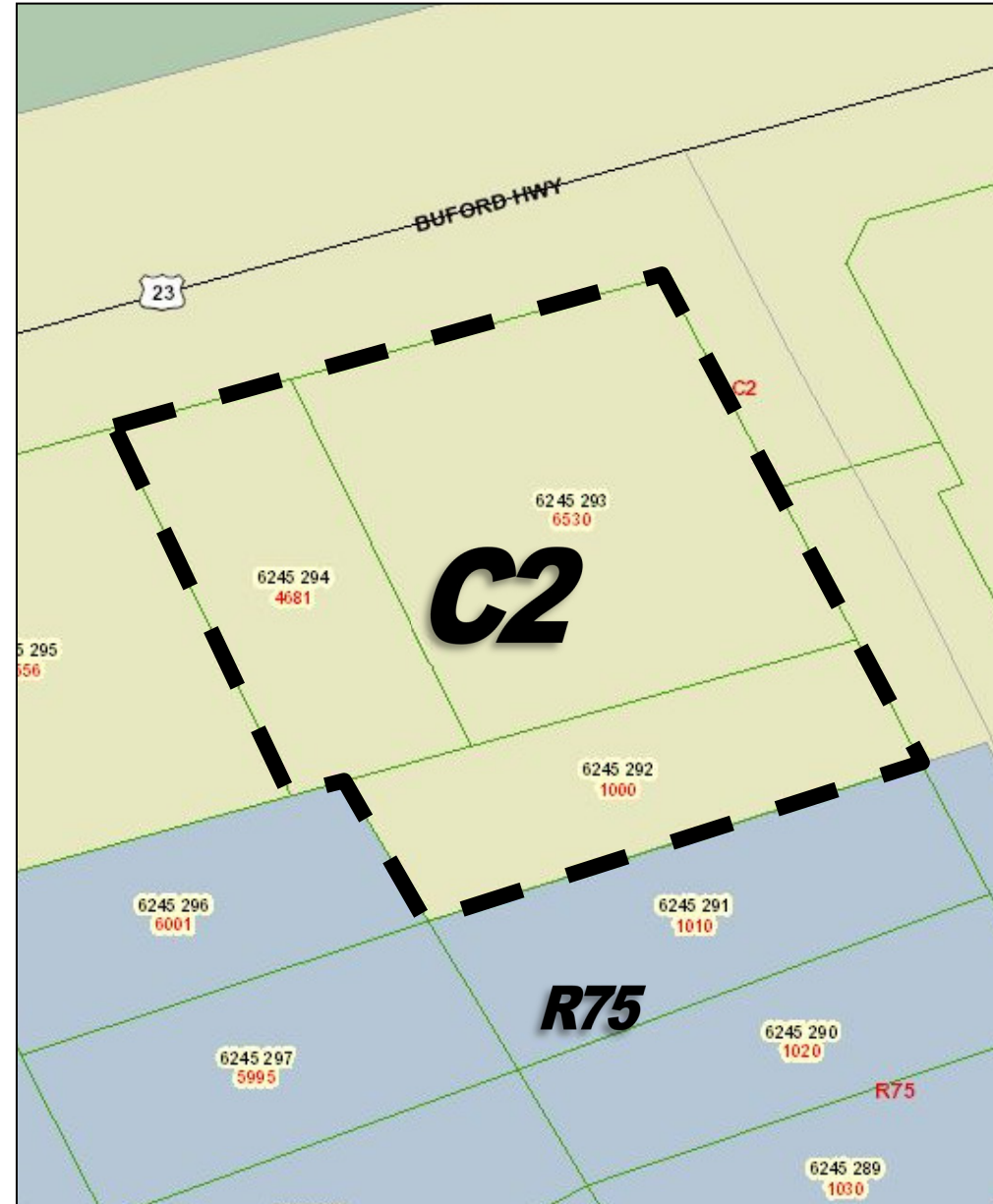
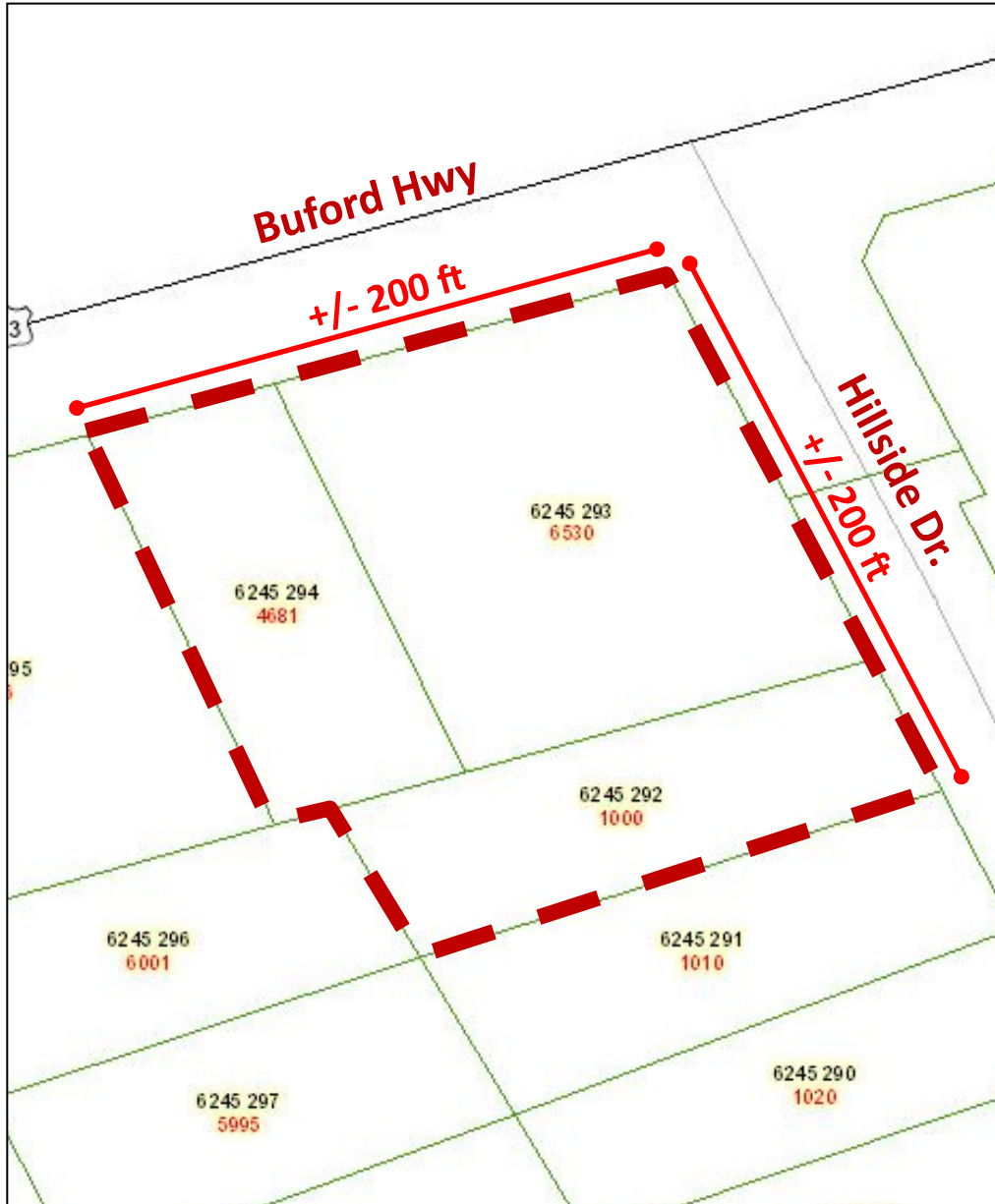
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# LOCATION MAP



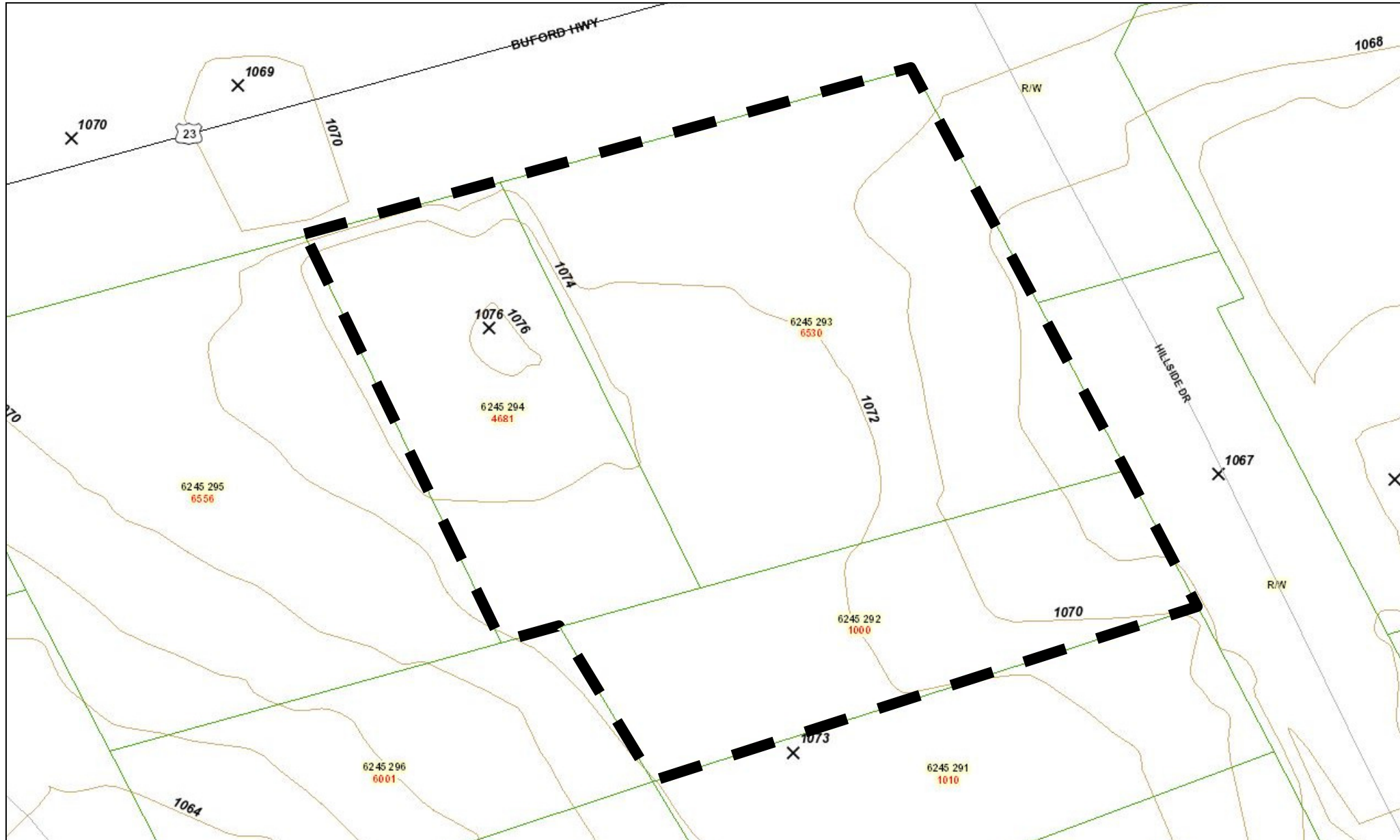


## TAX PLAT AND ZONING





# TOPOGRAPHY





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## PROPERTY PHOTOS

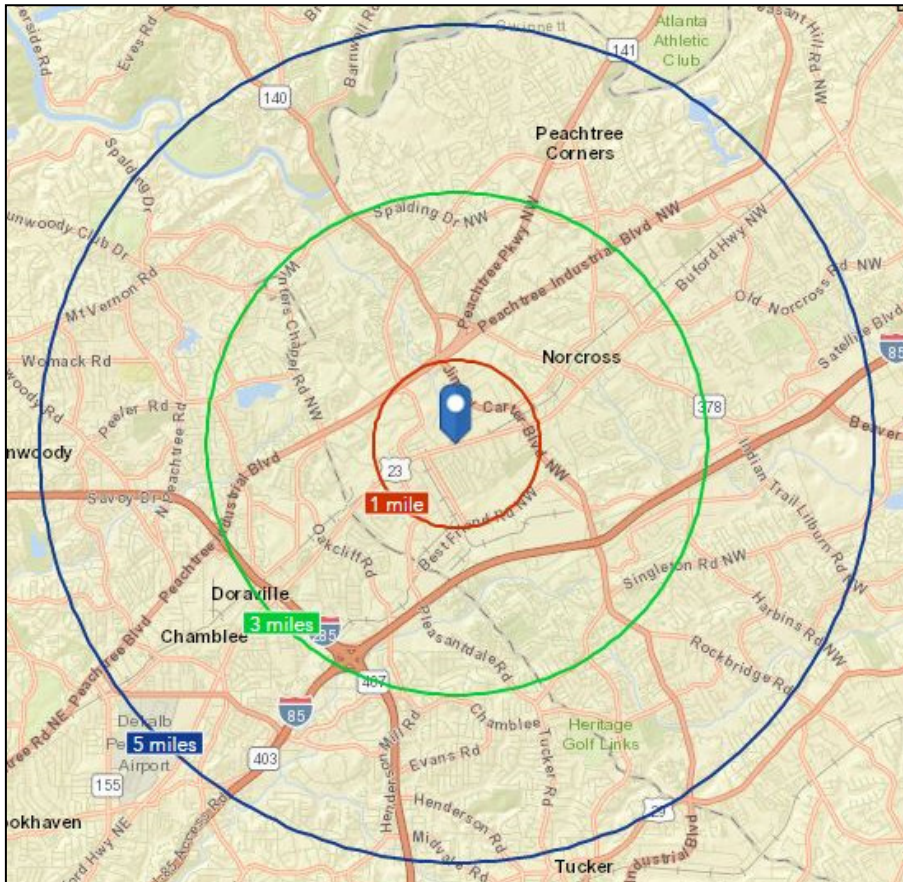




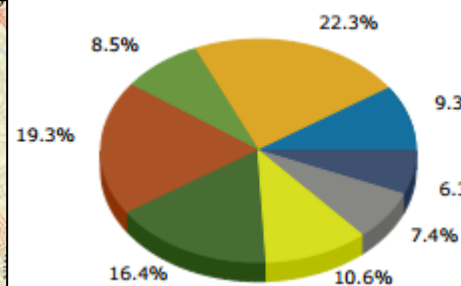
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# AREA DEMOGRAPHICS

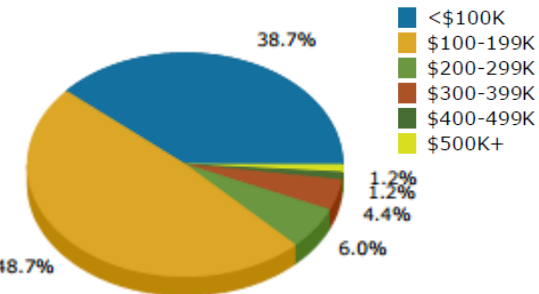
	Population	# of Households	Avg Household Income	Median Age
1 Mile	4,648	1,248	\$32,960	30
3 Miles	94,282	32,270	\$39,087	30
5 Miles	251,017	88,611	\$51,512	33



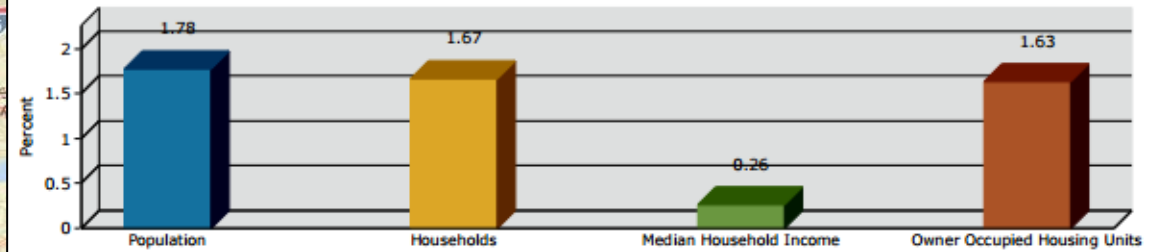
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

