

MILL CREEK WALK

3260 Buford Drive, Buford, GA 30519

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located directly across from the Mall of Georgia



PROPERTY HIGHLIGHTS

- Available 1,680 SF - 2nd Generation Restaurant Space
- Signalized access
- 500' of frontage on grade with Buford Drive & clear sight lines to the storefront
- Pylon signage available fronting Buford Drive (32,700 AADT-GA DOT)
- Located directly across from the Mall of Georgia, Georgia's largest mall exceeding 1.8M SF, with over 225 stores and attracting approximately 14M consumers annually

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population Density	52,048	152,060	272,990
Average HH Income (\$)	102,495	103,864	107,285
Daytime Population	47,199	137,554	242,695

EXCLUSIVE AGENT(S)

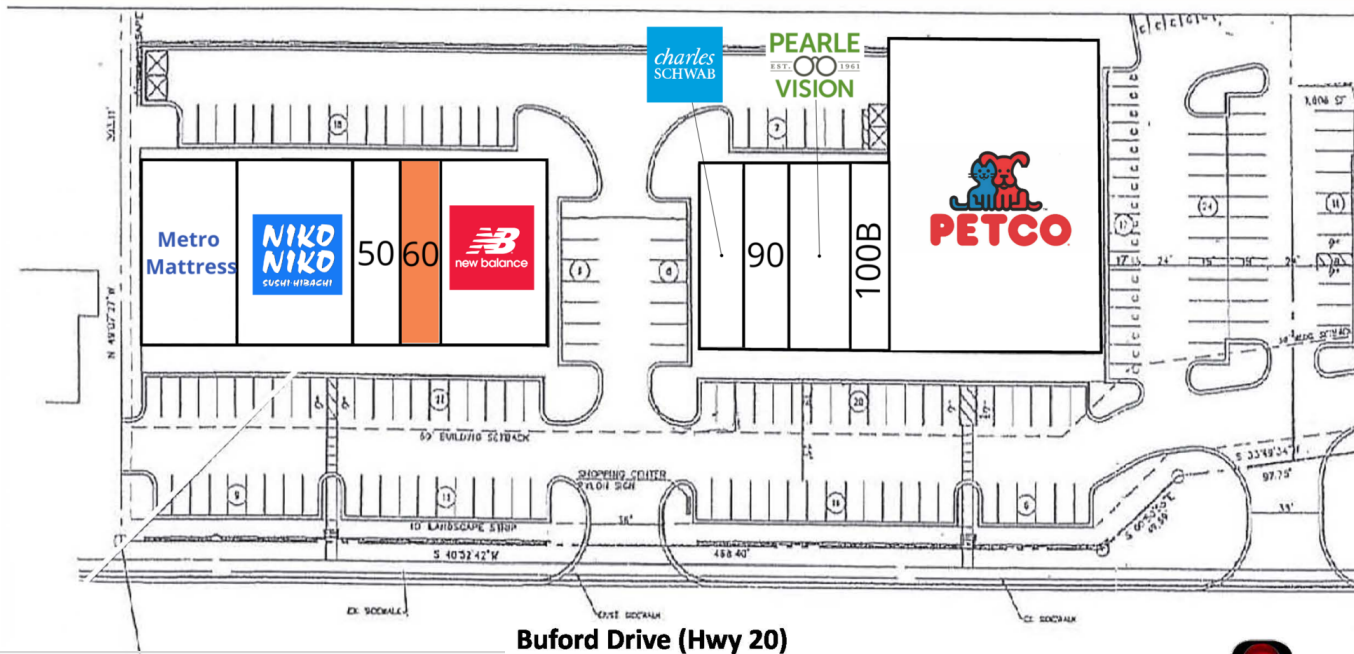
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SITE PLAN



Buford Drive (Hwy 20)

AVAILABLE
 UNAVAILABLE



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
10	Metro Mattress	4,000 SF	80	Charles Schwab	1,600 SF
30	Niko Niko Sushi · Hibachi	4,800 SF	90	UBreakiFix	1,558 SF
50	We Buy Gold	1,680 SF	100A	Pearle Vision	2,400 SF
60	Available	1,680 SF	100B	Nail Spa	1,600 SF
70	New Balance	3,440 SF	110	Petco	13,600 SF

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