41,000 SF AVAILABLE NEAR MALL OF GEORGIA

3480 Financial Center Way, Buford, GA 30519

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Signalized intersection of Hwy-20 & Gravel Springs Road



PROPERTY HIGHLIGHTS

- Available: 41,155 SF
- · Co-tenant: Goodwill of North Georgia
- Signalized intersection access into the shopping center
- Pylon signage fronting Hwy 20
- Possible billboard signage fronting Hwy 20
- · On grade, utilities onsite
- Strong national co-tenancy
- GA DOT Traffic Counts: Buford Drive 31,000 AADT

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| Population | 51,632 | 139,935 | 256,944 |
| Daytime Population | 21,400 | 54,654 | 88,205 |
| Average Household Income (\$) | 89,065 | 92,124 | 97,255 |

EXCLUSIVE AGENT(S)

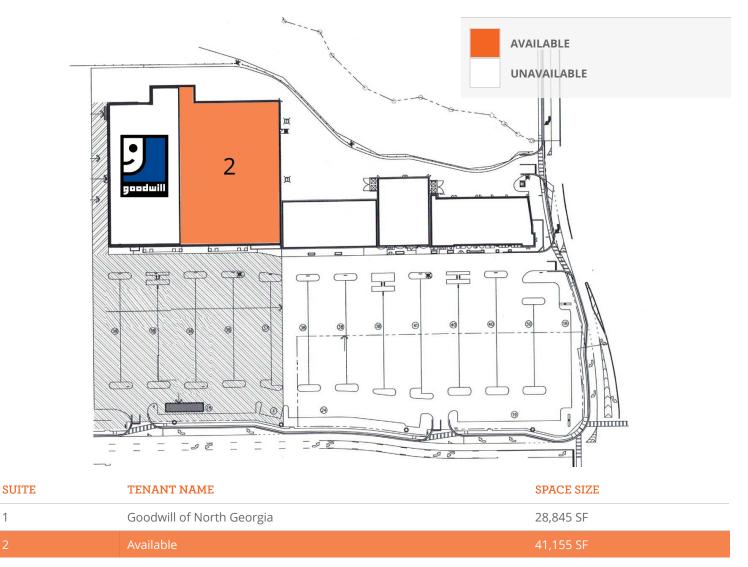
PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434



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SITE PLAN



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