

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



SUITE	TENANT NAME	SPACE SIZE
1	Goodwill of North Georgia	28,845 SF
2	Available	41,155 SF

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