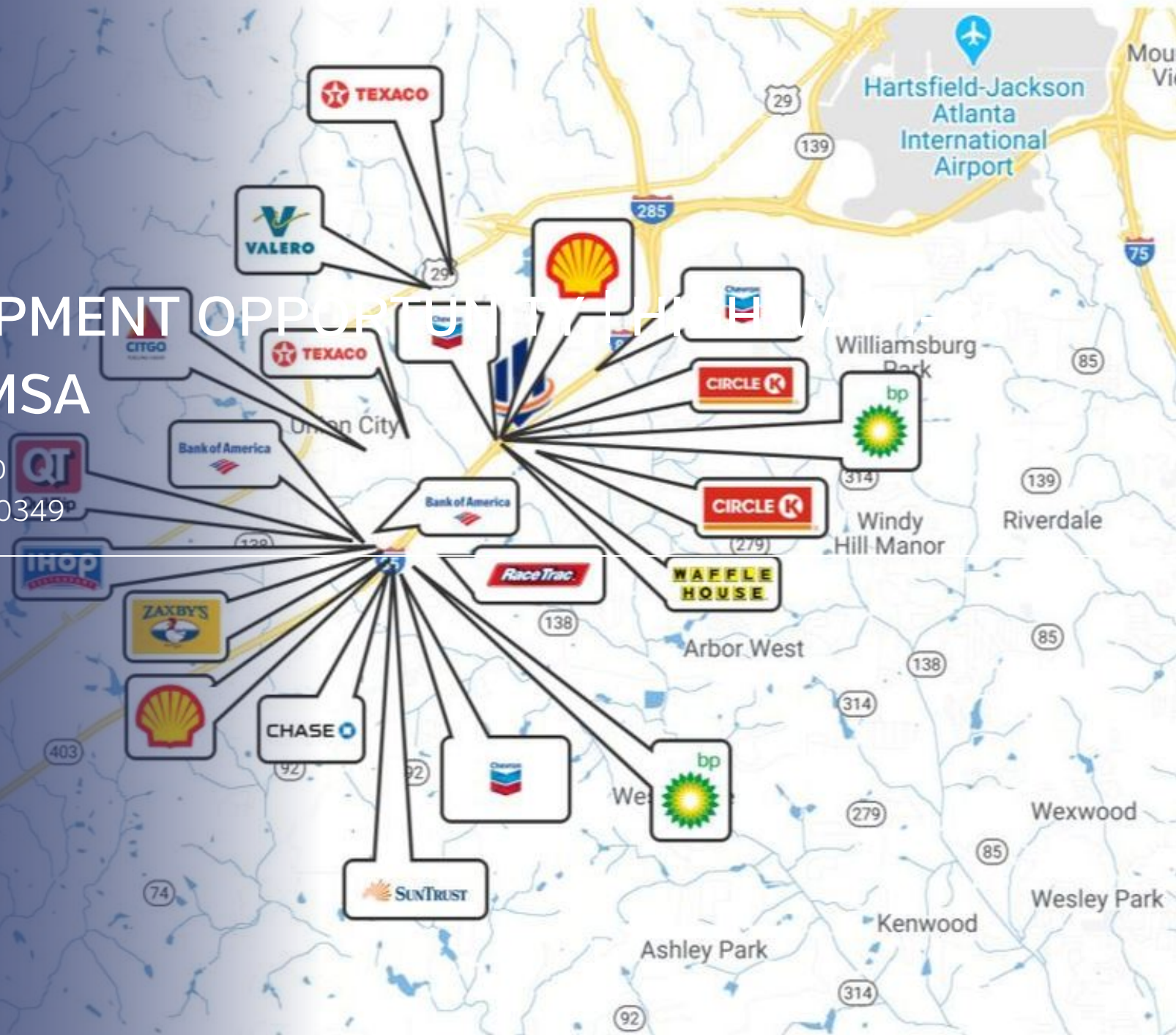


REDEVELOPMENT OPPORTUNITY ATLANTA-MSA

6255 BUFFINGTON RD
COLLEGE PARK, GA 30349

Jeff Hammond, MPA
Principal
210.889.6819
jhammond@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	3,960 SF
Lot Size:	3.1 Acres
Price / SF:	\$252.53
Year Built:	1969
Zoning:	C3
Market:	Atlanta-MSA
Submarket:	Atlanta
APN:	09F241100820310

PROPERTY OVERVIEW

SVN Creviston Realty Inc is pleased to present for sale 6255 Buffington Rd. Property is currently a day care center. Prime location right off Highway I-85 in Fulton County. Redevelopment opportunity. Thriving market in Atlanta-MSA.

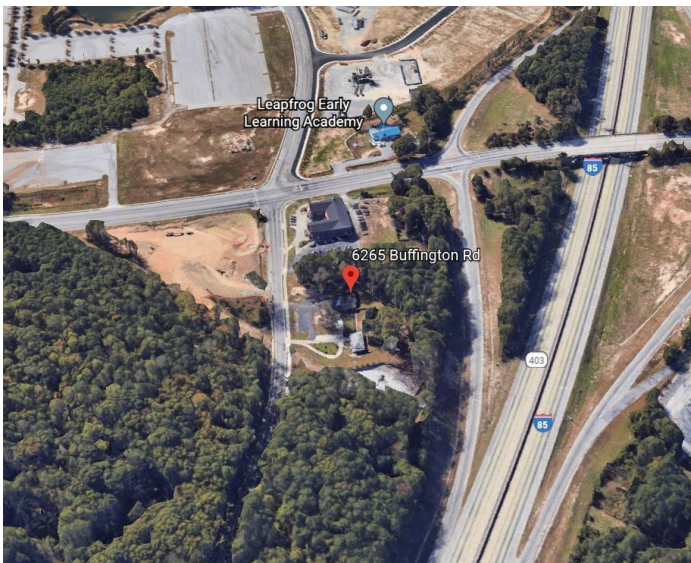
PROPERTY HIGHLIGHTS

- Highway I-85
- Great Visibility
- Marquee Signage
- Fenced Back
- Development Opportunity

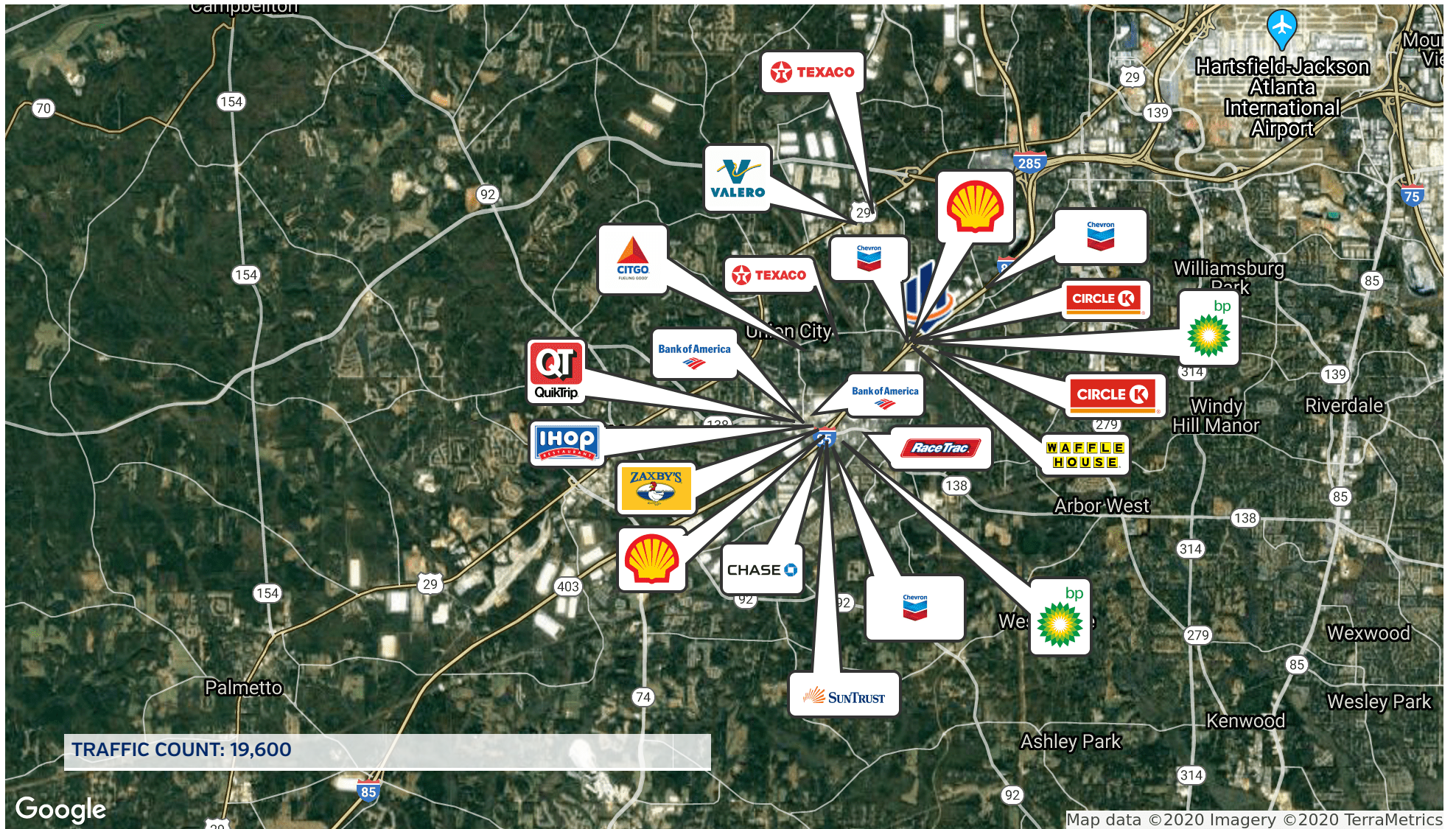
Additional Photos



Additional Photos



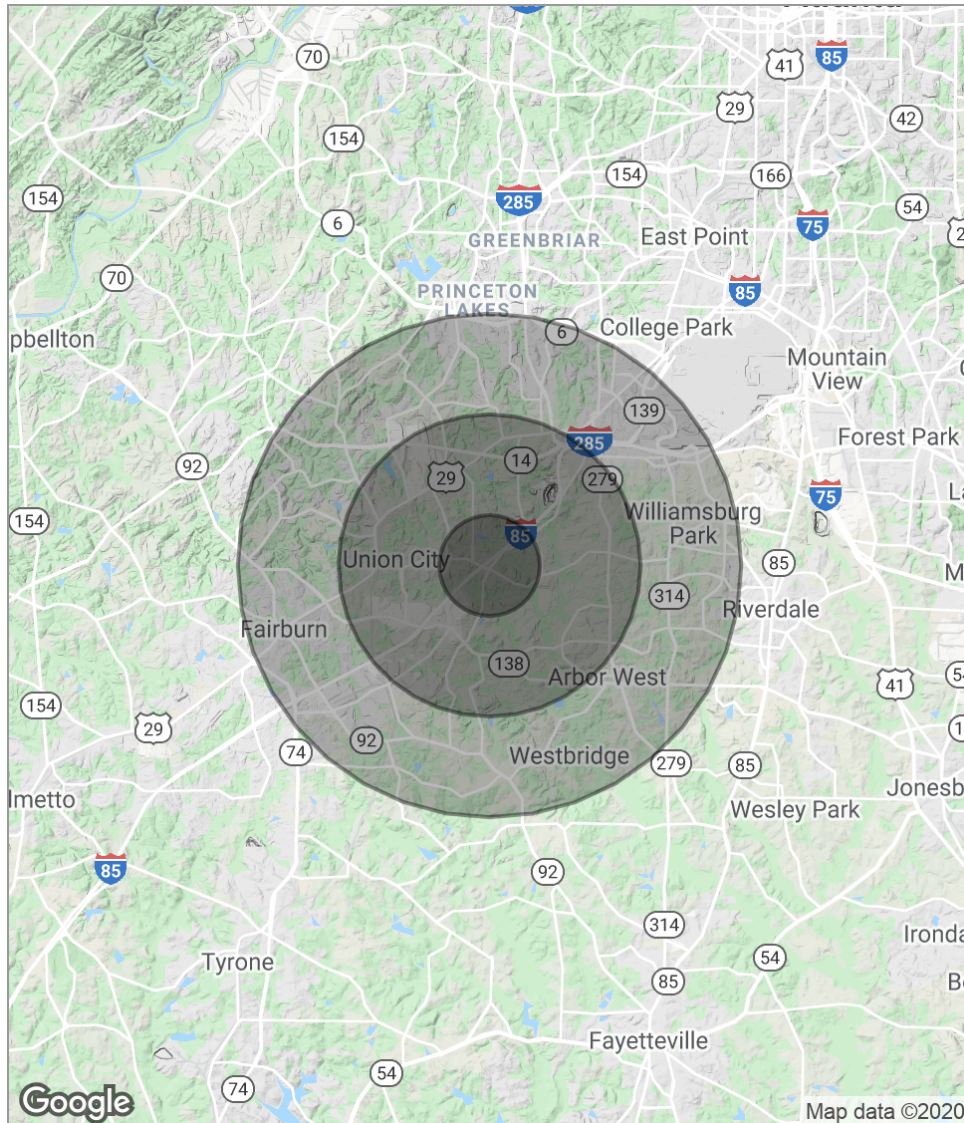
Retailer Map



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,993	41,519	104,406
Median age	29.6	31.3	32.0
Median age [Male]	26.8	27.7	29.3
Median age [Female]	32.6	34.3	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,449	15,510	38,962
# of persons per HH	2.8	2.7	2.7
Average HH income	\$53,460	\$52,273	\$54,689
Average house value	\$166,896	\$161,084	\$171,038

* Demographic data derived from 2010 US Census