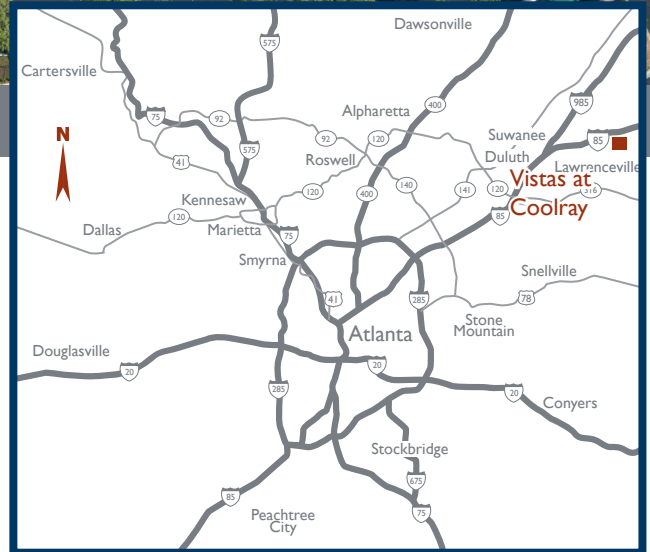


VISTAS AT COOLRAY

2500 BUFORD DRIVE, LAWRENCEVILLE, GA 30043



PROPERTY DETAILS

- Future site of “Vistas at Coolray” Live-Work-Play upscale apartments offering retail & office space
- Located less than two miles from I-85 and the Mall of Georgia in Gwinnett County
- Adjoins Coolray Field, the 10,000 seat baseball stadium that is home to the AAA League Gwinnett Stripers team (formerly the Gwinnett Braves)
- Adjoins Technology Center of Georgia, the 275 acre master-planned development for office, light industrial, retail and residential uses
- Adjacent to 206 Luxury apartments “The Views”
- Two signalized access points on Buford Drive (Ga Hwy 20) with heavy traffic counts of 39,300 VPD
- Strong demographics for population and income
- I-85 was recently widened providing easy access

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Real Estate Services

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770.476.4801

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TRAFFIC COUNTS

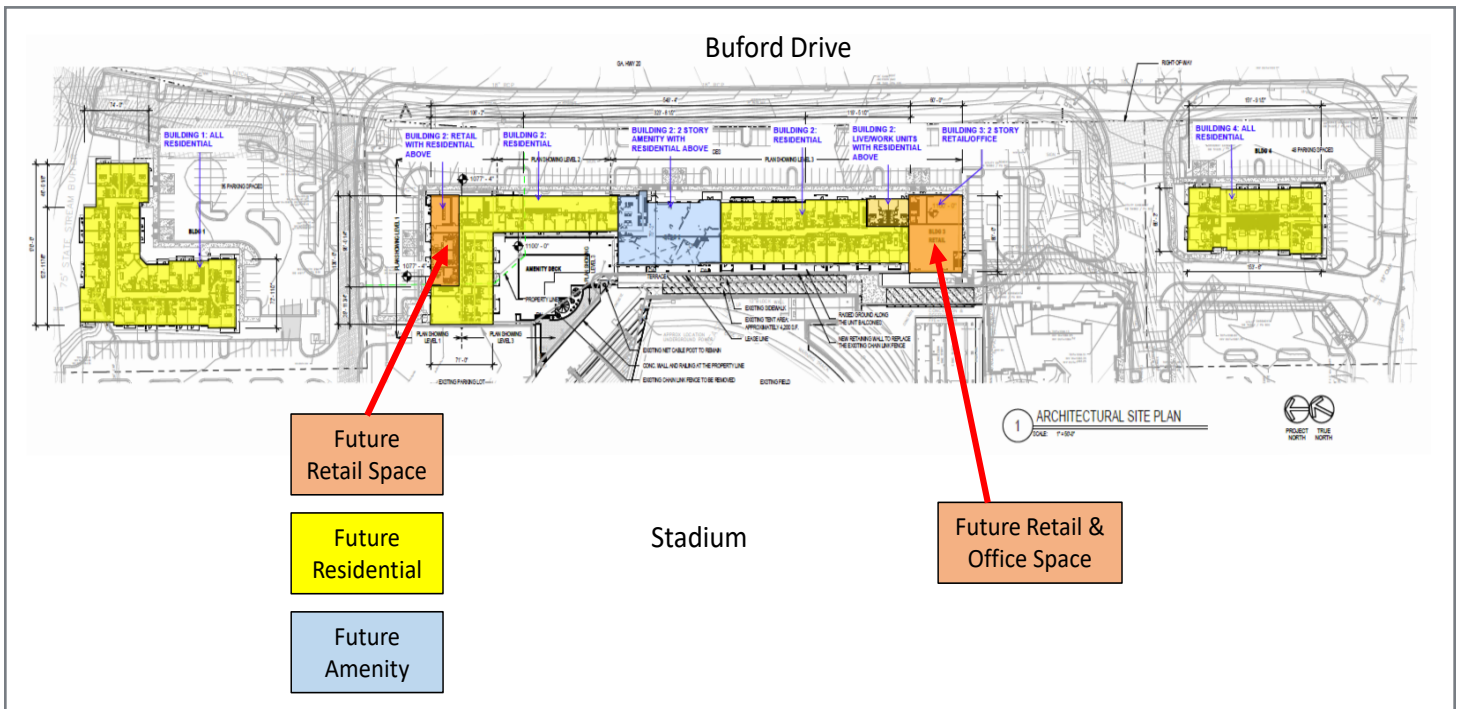
Buford Drive	39,300 VPD
I-85 at Buford Drive	99,600 VPD

DEMOGRAPHICS - 2018 CoStar

	1 mile	3 miles	5 miles
Population	8,626	54,912	150,446
Daytime Pop.	1,216	19,371	66,300
Income	\$83,813	\$101,054	\$98,876

GPS COORDINATES

Lat. 34.04016 Long. -83.991319



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