



AVAILABLE FOR GROUND LEASE OR BTS

4107 Hamilton Mill Road Northeast, Buford, GA 30519

JOHN WRIGHT JR., CCIM

President

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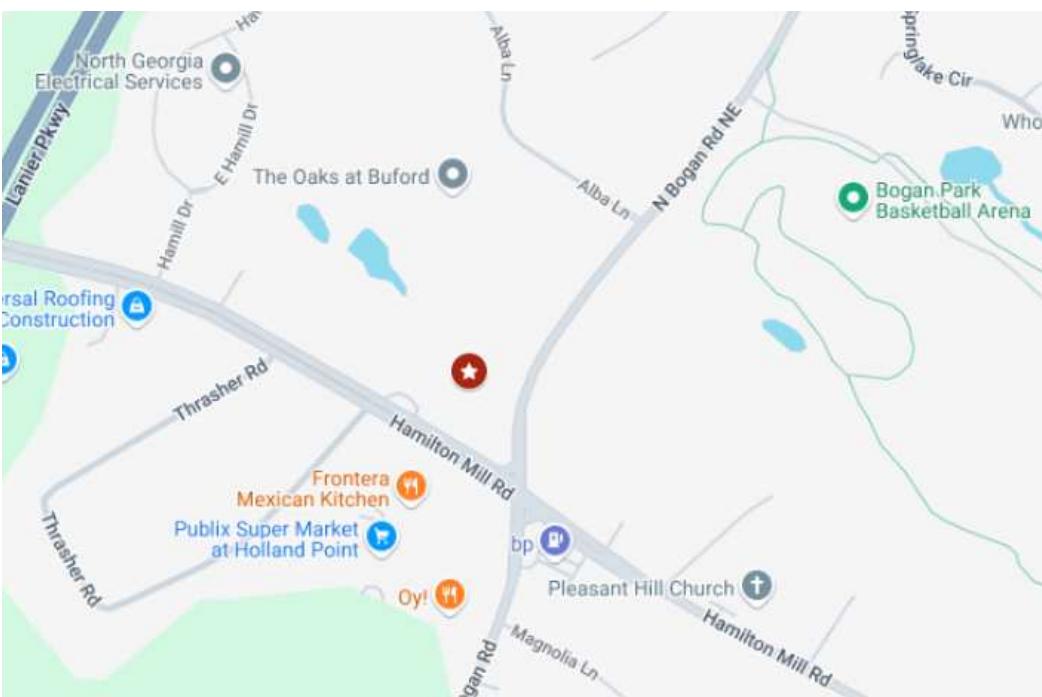




PROPERTY HIGHLIGHTS

- 1.38 acres of retail land zoned C-2
- Close proximity to national retailers such as Publix, Taco Bell, and Wendy's
- Across the street from 56 townhomes and additional commercial being delivered
- Prominent hard corner site at a redlight
- 8,400 VPD on Hamilton Mills

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,313	15,184	38,923
Total Population	4,427	46,542	119,392
Average HH Income	\$111,098	\$114,180	\$123,252

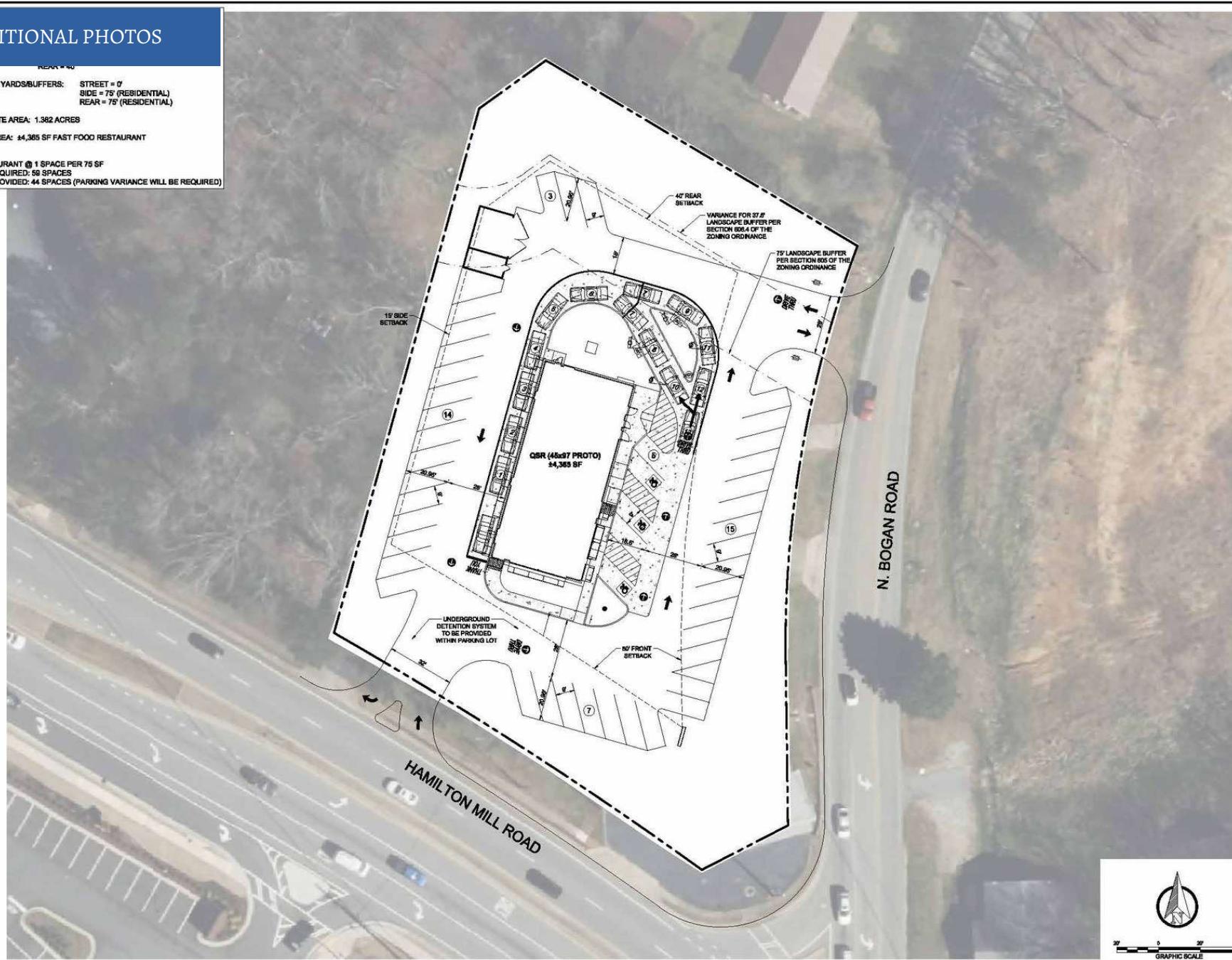


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ADDITIONAL PHOTOS

REAR = 40'
LANDSCAPE YARDS/BUFFERS: STREET = 0'
SIDE = 75' (RESIDENTIAL)
REAR = 75' (RESIDENTIAL)

2. OVERALL SITE AREA: 1.382 ACRES
3. BUILDING AREA: 4,365 SF FAST FOOD RESTAURANT
4. PARKING:
USE: RESTAURANT @ 1 SPACE PER 75 SF
PARKING REQUIRED: 58 SPACES
PARKING PROVIDED: 44 SPACES (PARKING VARIANCE WILL BE REQUIRED)



ORIGINAL ISSUE DATE: 02/10/2025
REVISIONS:

BUFORD COMMERCIAL DEVELOPMENT
C.F. SMITH PROPERTY GROUP, LLC
4101 HAMILTON MILL ROAD
BUFORD, GEORGIA

701 BROOKSTON LANE
FLORENCE, SC 29501
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EMAIL: KEY@P3PRED.COM

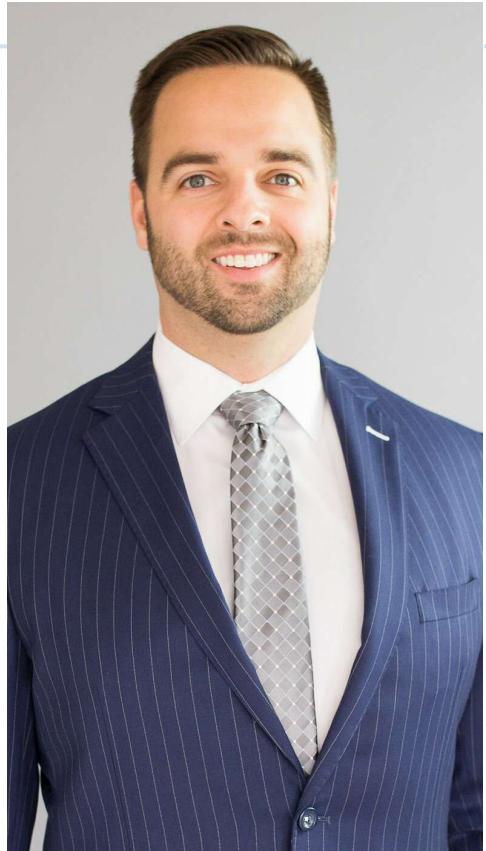


RETAILER MAP



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