Office Space For Lease

2100 Gravel Springs Road
Buford, GA 30519

SHOWCASE PROPERTIES

Office Space For Lease

- 4 Side Brick Building
- Busy Road Exposure
- Ample Parking
- 10 Offices
- 7 Bathrooms
- Close to I85

For More Information

Drew Curtin
Broker
770-605-8841
DrewCurtinCall@Gmail.com

PROPERTY SUMMARY

SHOWCASE PROPERTIES

BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	6,000 SqFt
YEAR BUILT	1991
TENANCY	Single
BUILDING HEIGHT	3 Story
LAND ACRES	2.81 Acres

LEASE INFORMATION

LEASE TYPE:	Modified Gross
TOTAL SPACE:	6,000 SqFt
LEASE TERM:	Negotiable
LEASE RATE:	$13/SqFt
TAX/INS/CAM:	$2.50/SqFt
TOTAL RATE:	$7,750/Mo

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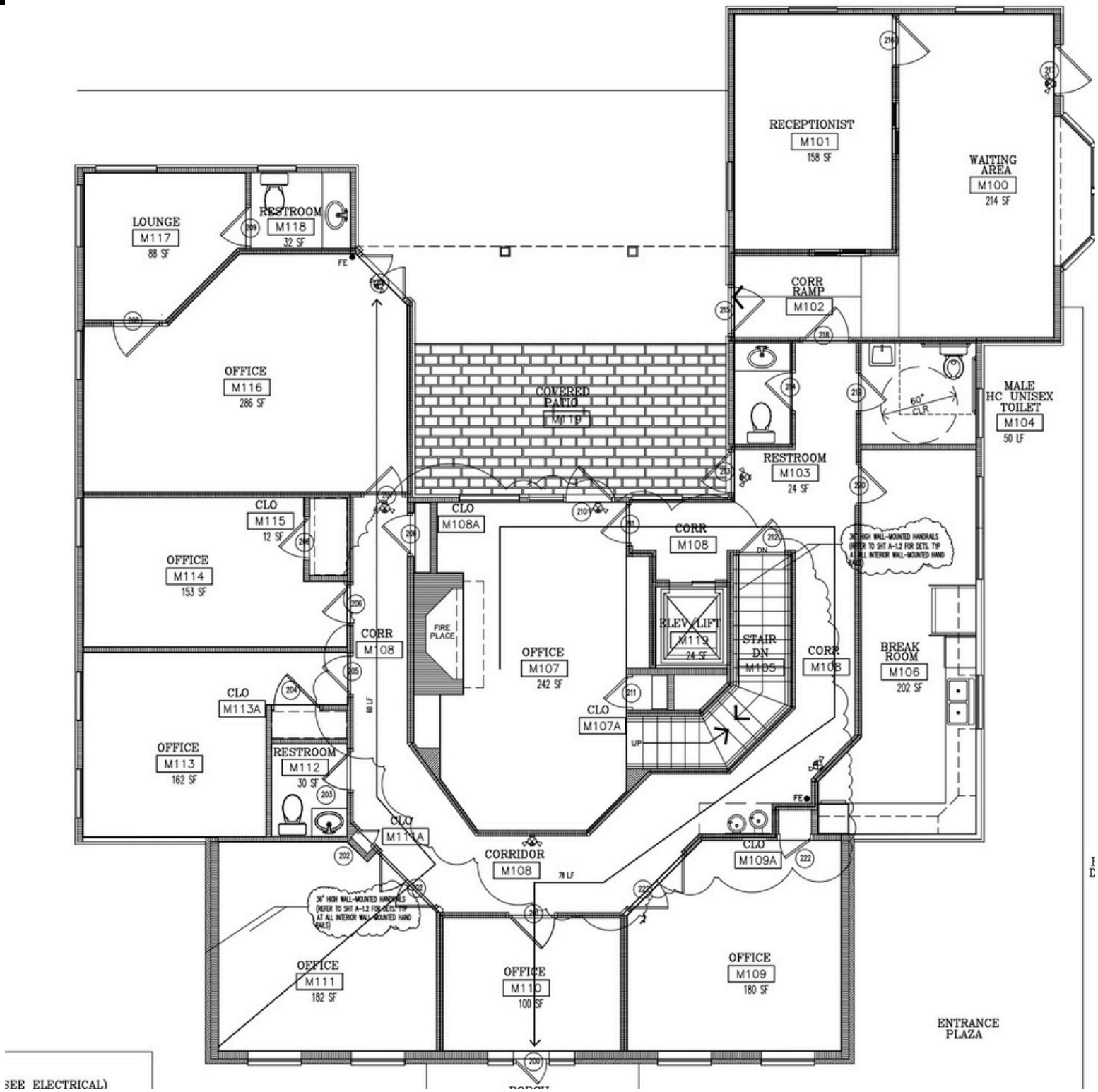
ADDITIONAL INFORMATION

SHOWCASE PROPERTIES

Welcome to your new commercial office space in Buford, offering a spacious and versatile environment for your business needs. With a total area of 6,000 square feet, this property boasts 10 offices and 7 bathrooms, ensuring ample space for your team and clients. Situated on a generous lot, parking is plentiful, accommodating the needs of both staff and visitors. Upon entry, you'll find a welcoming reception area leading to a large waiting room, perfect for creating a professional first impression. Additionally, the separate entry foyer adds convenience and privacy for your clients. Accessibility is enhanced with a handicap elevator, ensuring inclusivity for all. Conveniently located with easy access to I-85, this office space offers the perfect blend of functionality, accessibility, and professionalism for your business. Don't miss out on this opportunity to elevate your workspace and schedule a viewing today!

FLOORPLAN

SHOWCASE PROPERTIES

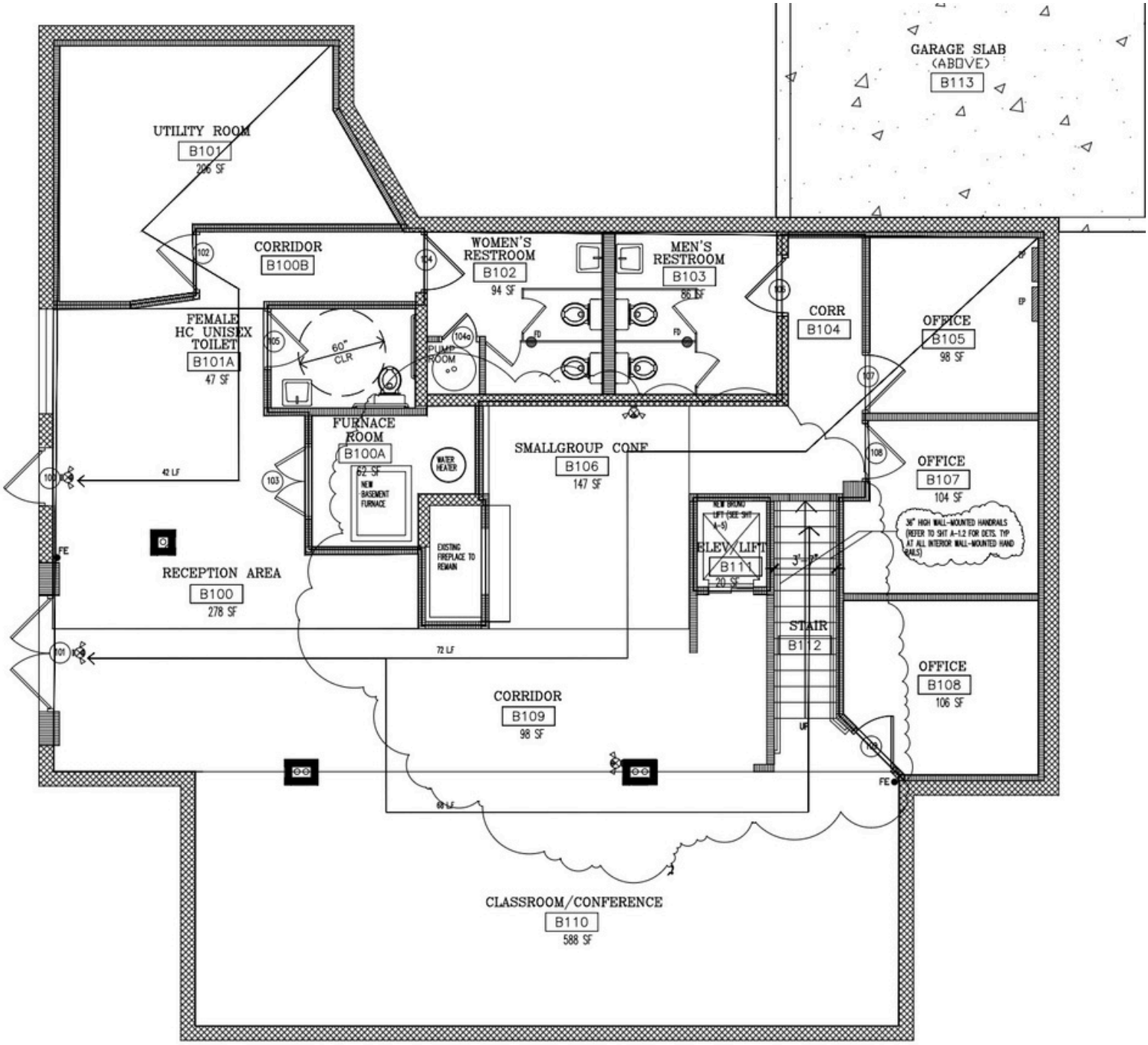


Main Level Floor

THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

FLOORPLAN

SHOWCASE PROPERTIES



Lower Floor Level

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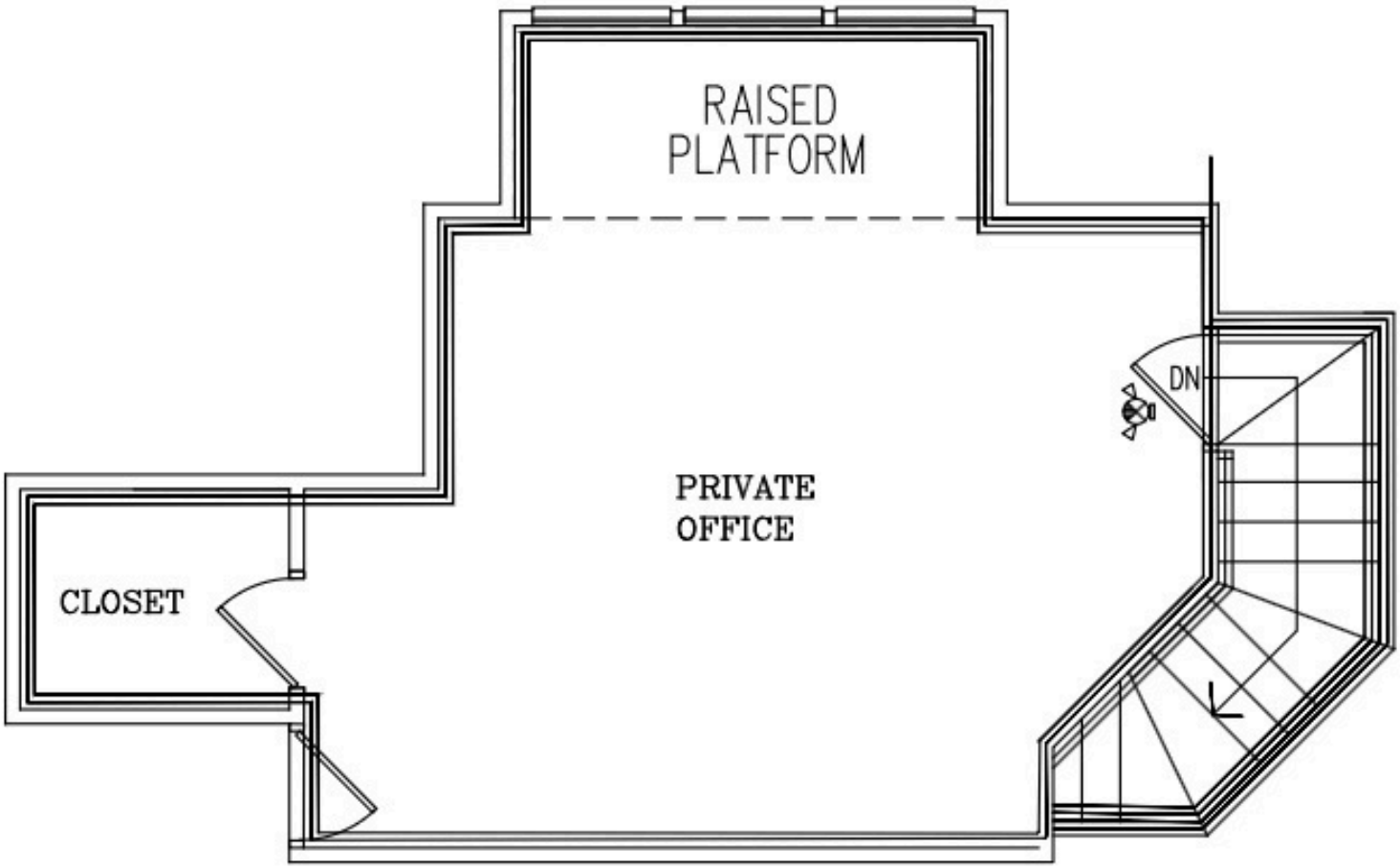
FLOORPLAN

SHOWCASE PROPERTIES



Top Floor Level

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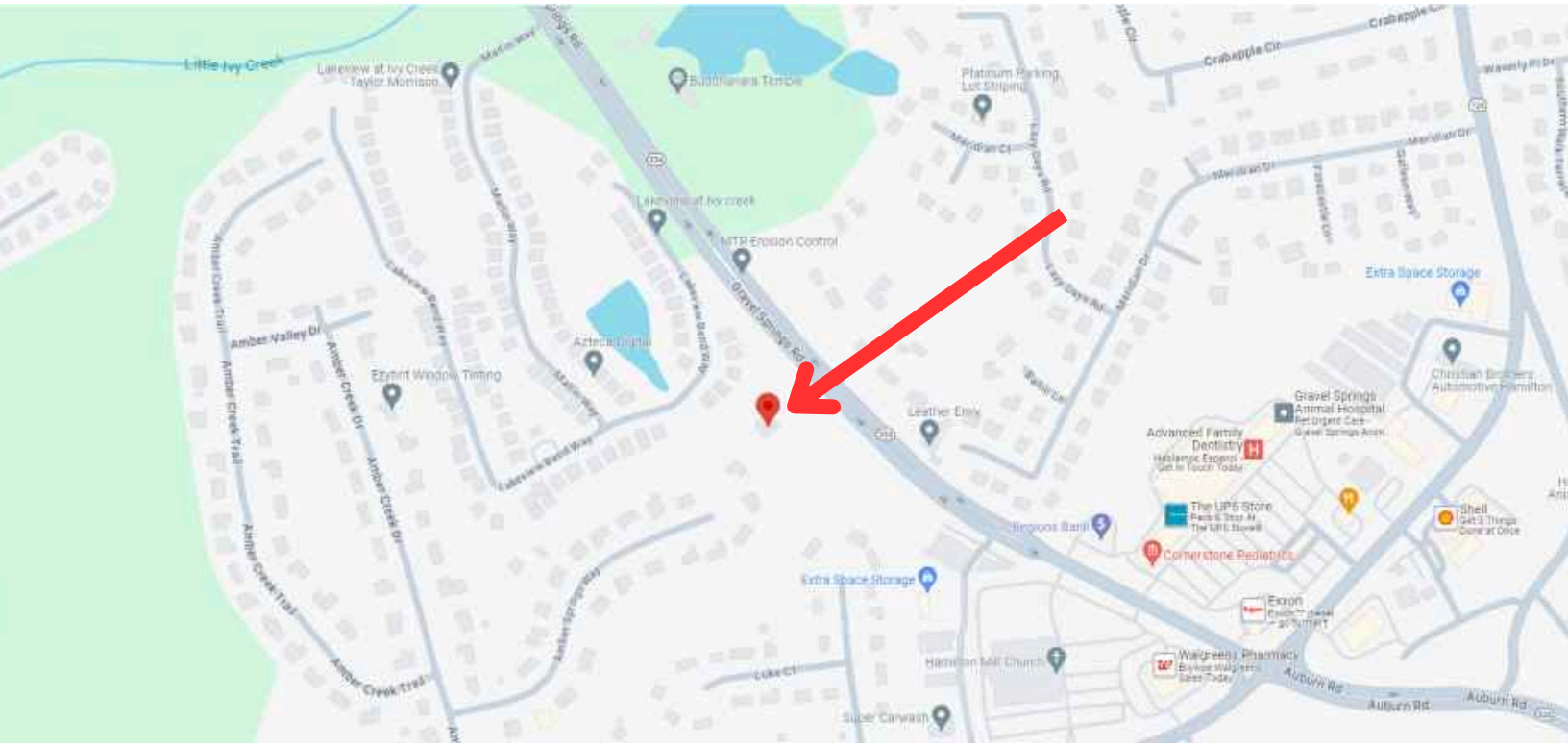
MAP OVERVIEW

SHOWCASE PROPERTIES



DEMOGRAPHICS

SHOWCASE PROPERTIES

	1 mile	3 mile	5 mile
2010 Population	5,405	48,570	109,869
2023 Population	6,990	59,576	139,219
2028 Population Projection	7,301	61,828	145,064
Annual Growth 2010-2023	2.3%	1.7%	2.1%
Annual Growth 2023-2028	0.9%	0.8%	0.8%
Median Age	37.7	37.3	37.4
Bachelor's Degree or Higher	36%	40%	38%

	1 mile	3 mile	5 mile
Avg Household Income	$116,629	$120,345	$117,928
Median Household Income	$100,469	$101,638	$97,371
< $25,000	139	970	2,554
$25,000 - 50,000	203	2,440	6,288
$50,000 - 75,000	389	3,339	7,970
$75,000 - 100,000	412	2,591	6,184
$100,000 - 125,000	320	2,991	5,938
$125,000 - 150,000	405	2,257	5,103
$150,000 - 200,000	205	2,128	5,384
$200,000+	225	2,356	5,271

CONTACT INFORMATION

SHOWCASE PROPERTIES

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