

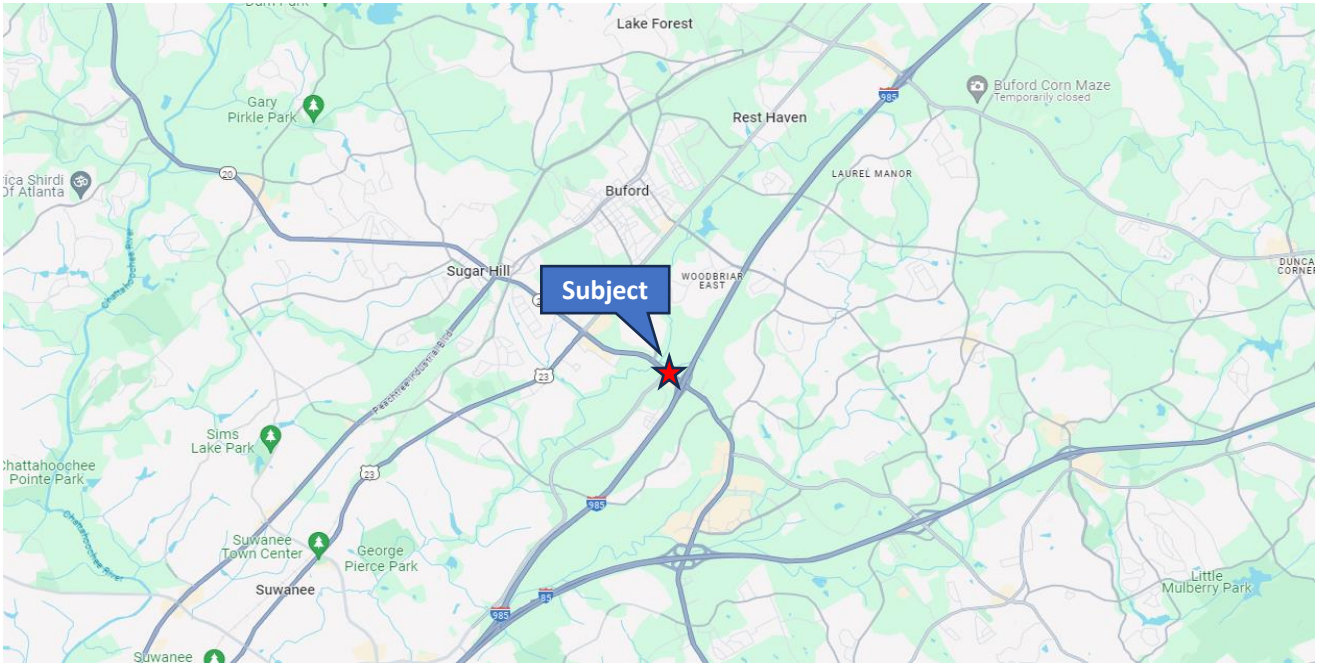


1,500+/- SF Retail For Lease

4060 Buford Dr, Suite K, Buford, GA 30518

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DEMOGRAPHICS

1 MILE



6,109
Population



9,638
Daytime Population



2,064
Households



\$108,688
Average household income

3 MILE



58,981
Population



61,353
Daytime Population



19,867
Households



\$129,686
Average household income

5 MILE



149,010
Population



139,030
Daytime Population



49,675
Households



\$132,253
Average household income

DRIVE TIME POPULATION

5
MINS

2,104

10
MINS

68,453

15
MINS

292,776

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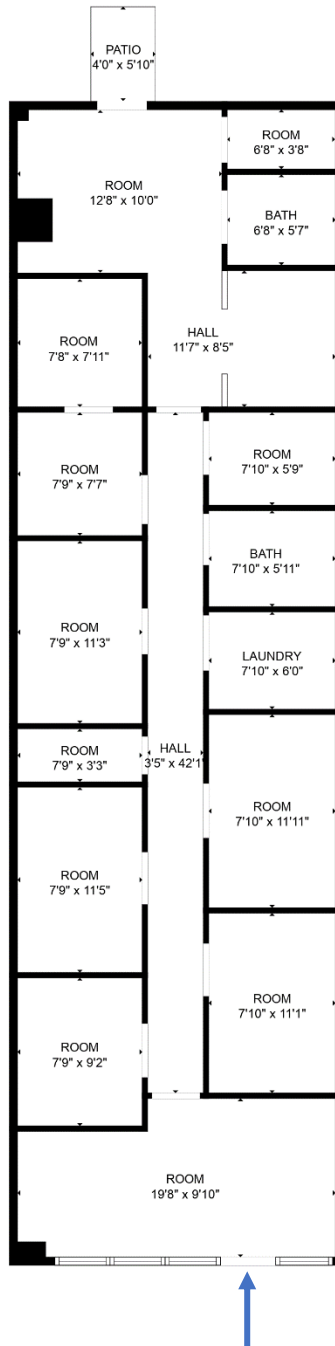


HIGHLIGHTS:

- **1,500+/- SF Retail Space** equipped with 5+ single rooms, 3 bathrooms, and one shower space.
- **Prime Location:** Located at the corner of Buford Dr and Satellite Blvd in Horizon Place shopping center, offering maximum exposure and convenience.
- **High Traffic Area:** Benefit from a daily traffic count of over 68,000 on Buford Dr and 10,500 on Satellite Blvd, ensuring a steady stream of potential customers.
- **Versatile Layout:** The existing layout is perfect for wellness, beauty, or healthcare services, but can be reconfigured to suit other business needs.
- **Ample Parking:** Convenient parking is available for both customers and employees within the shopping center.
- **Strategic Growth Area:** Surrounded by a thriving community with strong demographics, providing ample opportunities for business growth.

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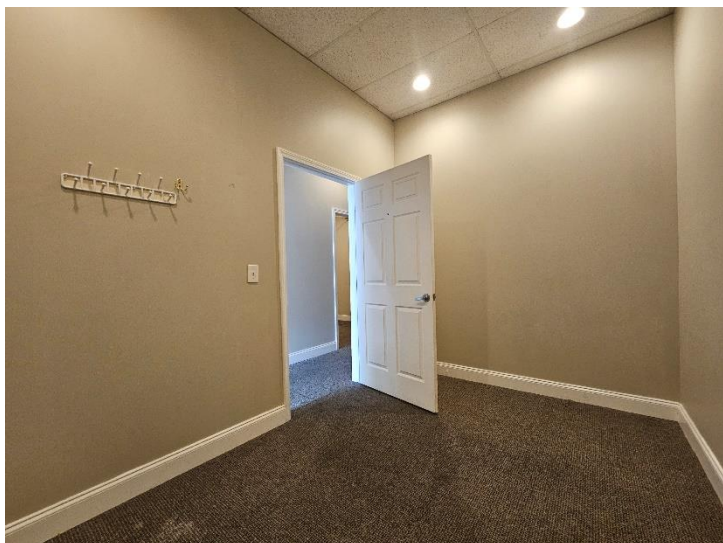
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ATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT I

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