

5720 BUFORD HIGHWAY, SUITE J&M

NORCROSS, GA 30071

FOR LEASE

1,200 / 1,200 SQFT OF RETAIL SPACE

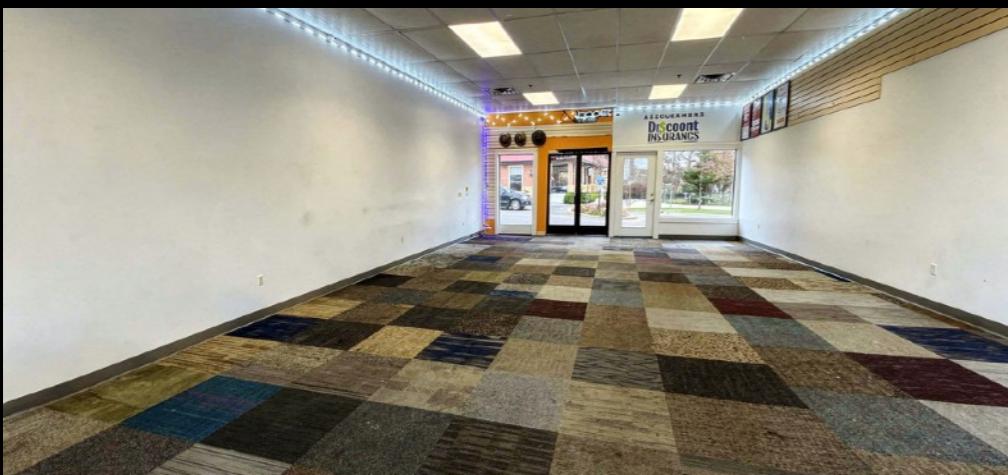


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SWARTZ CO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present an outstanding office/retail leasing opportunity at 5720 Buford Highway, Norcross, featuring Suites J and M. Each suite offers 1,200 square feet of versatile space, ideal for professional office, service, or retail users seeking strong visibility and functionality.

Located directly on Buford Highway, one of Norcross's primary commercial corridors, the property benefits from excellent exposure, easy accessibility, and strong documented DOT traffic counts, providing consistent drive-by traffic and brand visibility. The surrounding area features strong demographics and proximity to established businesses, making it a highly desirable location for a variety of users.

Both suites include in-suite restrooms and private kitchenettes, offering convenience and efficiency for daily operations. These spaces are well suited for a wide range of office, retail, or service-oriented businesses looking to establish a presence in a high-demand corridor.

The rental rate is \$23.00 per square foot per year, plus \$400 per month in CAM charges, representing an attractive value within the Buford Highway market.

For additional information, please contact Ryan Swartzberg or Esty Hoffman.

HIGHLIGHTS

- \$23.00 PSF/YR
- 1,200 SF
- Zoned Retail
- Strong DOT Traffic Counts
- In-Suite Restroom and Kitchenette
- Competitive Retail Rate for a High-Demand Norcross Corridor

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: NORCROSS, GA

Located in thriving Gwinnett County, Norcross offers unbeatable connectivity to Atlanta via I-85 and I-285, making it a key destination for business growth. The area boasts a strong and diverse economy, a rapidly expanding workforce, and a pro-business environment that attracts both national and international companies. With a healthy mix of industrial, office, and commercial development, Norcross presents an exceptional opportunity for companies seeking long-term growth.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	24.300	142.600	348.300
Number of Employees	18.600	109.100	270.200
Avg. Household Income	\$64.300	\$65.000	\$71.700

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



Esty Hoffman

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A dark, atmospheric photograph of the Atlanta city skyline at night. The city lights are visible on the buildings, and a highway with streaks of light from moving cars cuts through the center. The sky is dark, and the overall mood is professional and modern.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.

We look forward to working with you soon.



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