

Buford Suwanee Center

4296 Old Suwanee Rd, Buford, GA



Available 1,250 SF x 5

Rate \$13 / SF

Type NNN

Term Negotiable

Retail space available at 4296 Old Suwanee Rd in Buford, GA. Five 1,250 SF units are available, with two already combined into a 2,500 SF space—ideal for larger tenants. Located in a high-traffic area with excellent visibility and ample parking, this center is perfect for retail, service, or office use. Flexible lease terms and competitive rates make it a great opportunity for growing businesses in a thriving market. Immediate occupancy available.

Features

- Anchored by BP and Hop-In
- SWC Old Suwanee Rd and Hwy 23
- Strong demographics
- Great traffic counts
- Rent = \$1,356 / month
- NNN = \$470 / month

Traffic Counts

- Buford Hwy (23) 17,601 VPD
- Old Suwanee Rd 2,495 VPD

Demographics

	1 Mile	3 Mile	5 Mile
Population	9,194	61,340	151,430
Households	3,153	20,854	51,812
Avg Household Income	\$127,641	\$132,791	\$141,155

2025 Regis Online



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.

Leasing Information

770-338-2620

leasing@majorsmgmt.com



MajorsManagement.com

Majors Management, LLC

1255 Lakes Pkwy, #180
Lawrenceville, GA 30043



Interior 10



Interior 8



Exterior 4



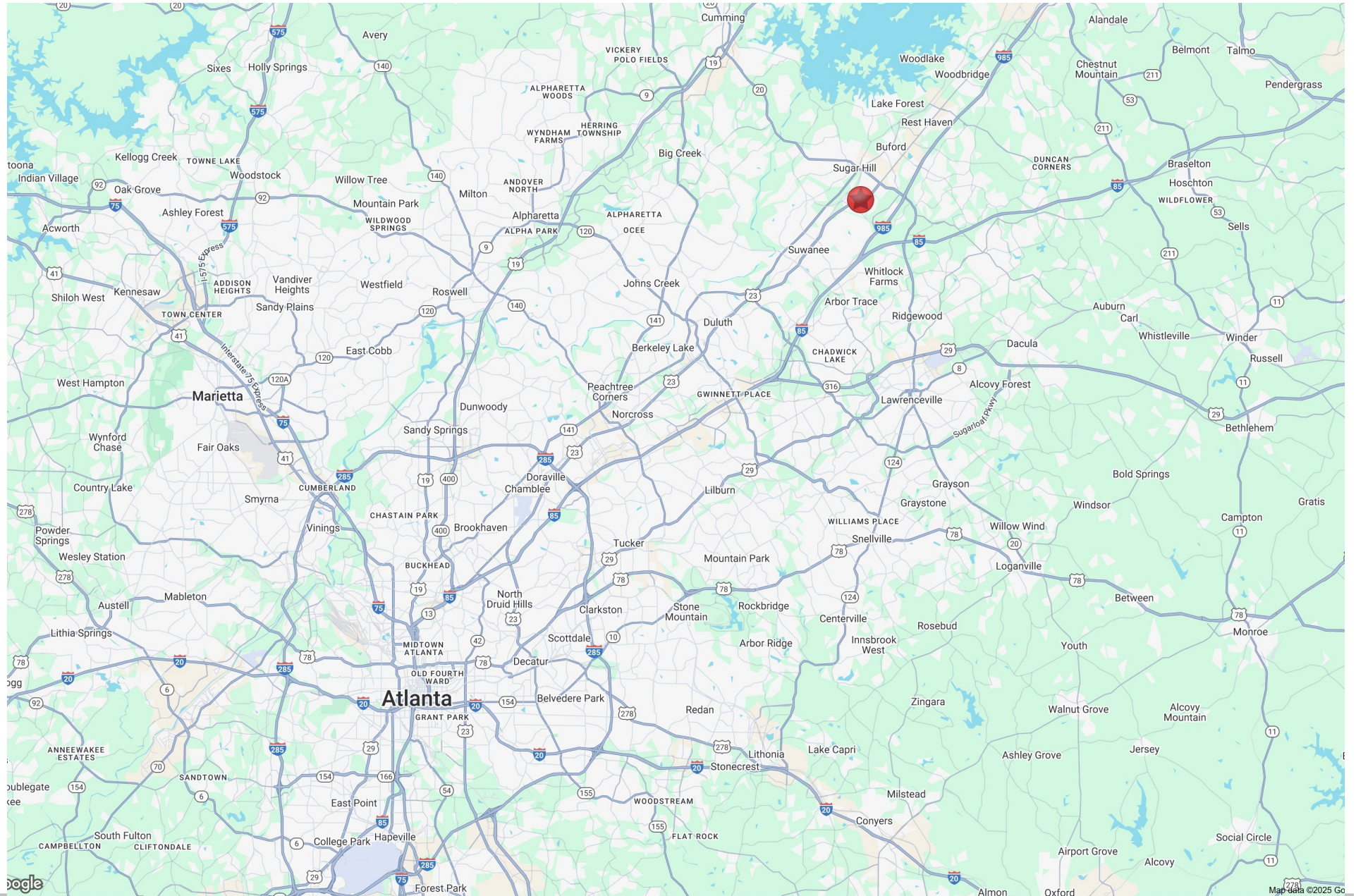
Exterior 10

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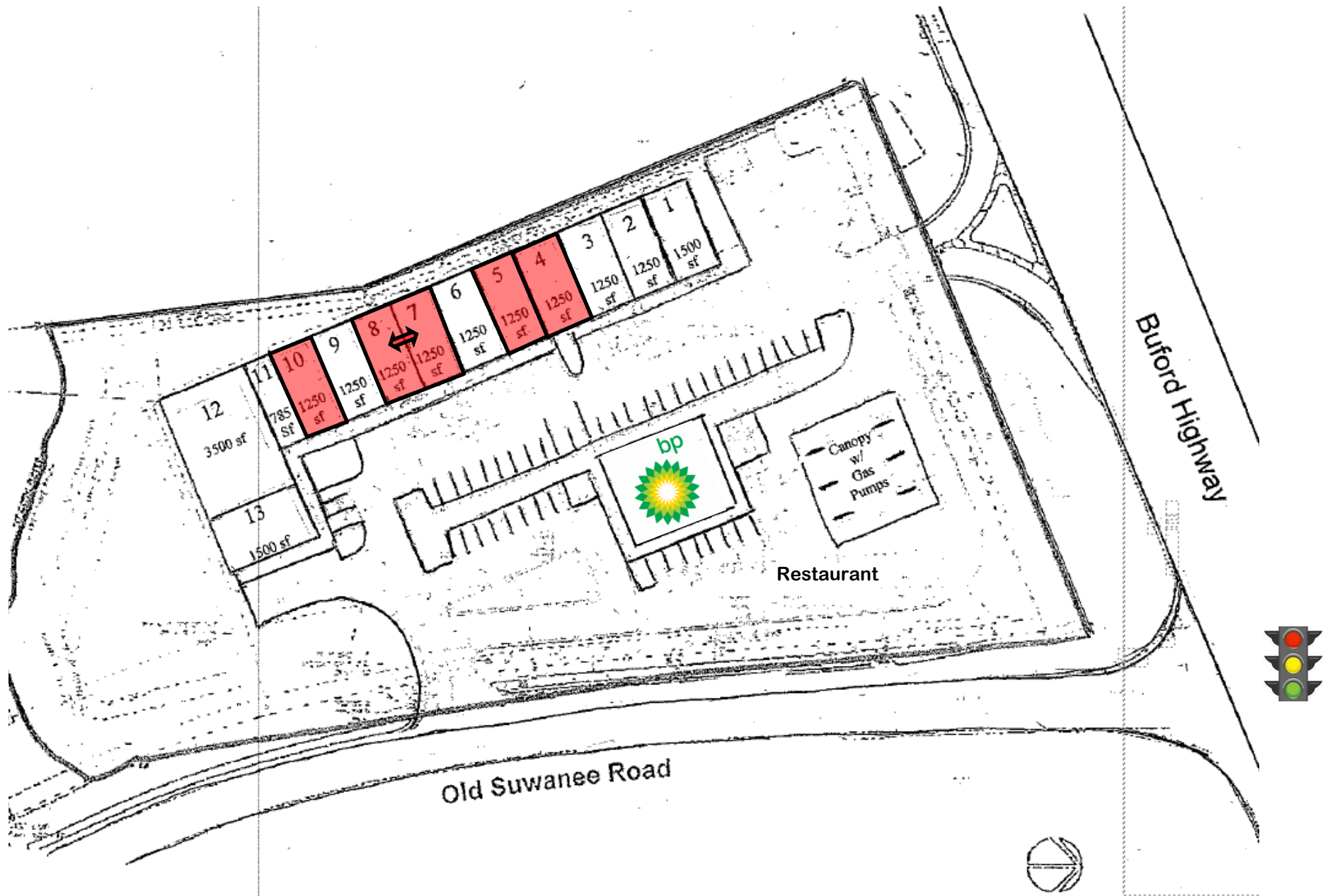
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4296 Old Suwanee Rd Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,194	61,340	151,430
2030 Projected Population	10,029	65,045	157,767
2020 Census Population	7,967	54,944	140,289
2010 Census Population	6,117	43,304	110,714
Projected Annual Growth 2025 to 2030	1.8%	1.2%	0.8%
Historical Annual Growth 2010 to 2025	3.4%	2.8%	2.5%
2025 Median Age	36.8	35.9	37.1
Households			
2025 Estimated Households	3,153	20,854	51,812
2030 Projected Households	3,530	22,825	55,856
2020 Census Households	2,598	18,077	46,567
2010 Census Households	2,177	14,510	37,270
Projected Annual Growth 2025 to 2030	2.4%	1.9%	1.6%
Historical Annual Growth 2010 to 2025	3.0%	2.9%	2.6%
Race and Ethnicity			
2025 Estimated White	43.6%	42.9%	45.5%
2025 Estimated Black or African American	20.6%	20.5%	20.9%
2025 Estimated Asian or Pacific Islander	17.2%	18.1%	17.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2025 Estimated Other Races	17.9%	17.8%	15.4%
2025 Estimated Hispanic	20.2%	20.4%	17.4%
Income			
2025 Estimated Average Household Income	\$127,641	\$132,791	\$141,155
2025 Estimated Median Household Income	\$103,736	\$108,225	\$113,314
2025 Estimated Per Capita Income	\$43,768	\$45,177	\$48,342

**Leas-
ing Information**



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