

Medical Office and Flex Warehouse Space on  
Buford Hwy |  $\pm 2,234$  -  $\pm 11,461$  SF

# FOR LEASE

1839 Buford Hwy, Buford, GA 30518



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

**TCN**  
WORKFORCE  
REAL ESTATE SERVICES



## PROPERTY OVERVIEW

Two office/flex warehouse suites totaling  $\pm 11,461$  SF are immediately available in Buford, GA. Suite 100 is offered for \$15/SF/Yr NNN, and Suite 200 is offered for \$10/SF/Yr NNN for the entire space ( $\pm 9,227$  SF) or divided into two smaller spaces ( $\pm 3,938$  SF and  $\pm 5,541$  SF). There is a dock-high roll-up door at the back of the building, which is part of Suite 200.

The property sits on busy Buford Hwy ( $\pm 23,400$  VPD) just north of its intersection with Buford Dr (Hwy 20), in a retail corridor that includes Crossroad Shopping Center, Village Square Shopping Center, Sugar Hill Station Shopping Center and Buford Mall Shopping Center. It is less than 2 miles from I-985 and 23 miles from I-285. Downtown Atlanta is approximately 37.5 miles to the south.

Suite 100, currently a physical therapy space, includes an open clinic area, one private exam room, one office, an X-ray room, a room set up for a washer and dryer, and one restroom. Tenant will also have a private waiting area connected to the suite. The layout is perfect for another physical therapist to move into, or it could be used as a traditional office.

Suite 200 is currently laid out as an athletic training facility. It has a 40-yard dash track, open training areas, a half basketball court, several private rooms, locker rooms that each contain two showers, and a dock-high roll-up door at the back of the suite. There is an additional single-occupant restroom inside an office, which also has a shower. Suite 200 could also be used as flex warehouse space with offices.

Suite	Suite Size	Lease Rate	Availability
100	$\pm 2,234$ SF	\$15/SF/Yr NNN	Immediate
200	$\pm 9,227$ SF (entire space)	\$10/SF/Yr NNN	Immediate
	$\pm 3,938$ SF and $\pm 5,541$ SF (if divided)		

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## Exterior



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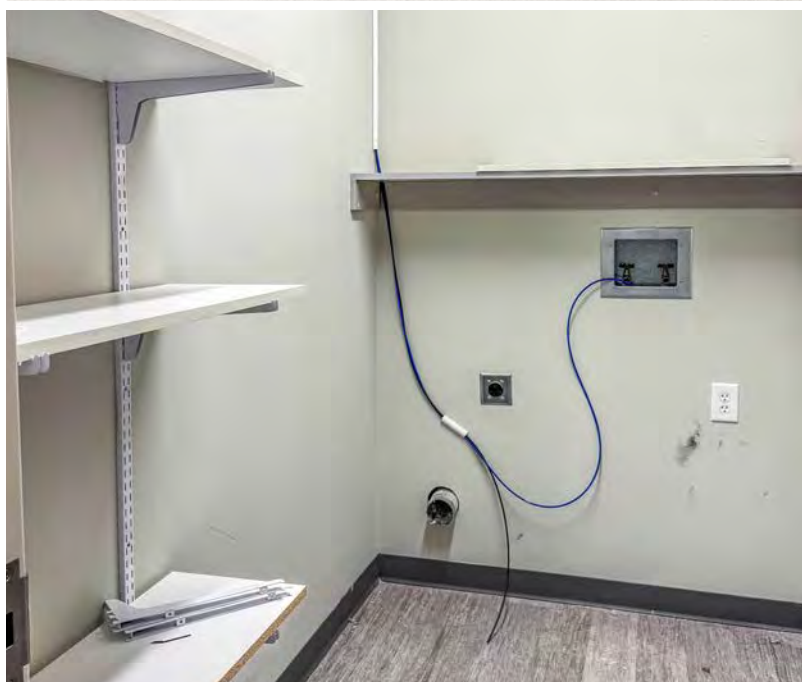
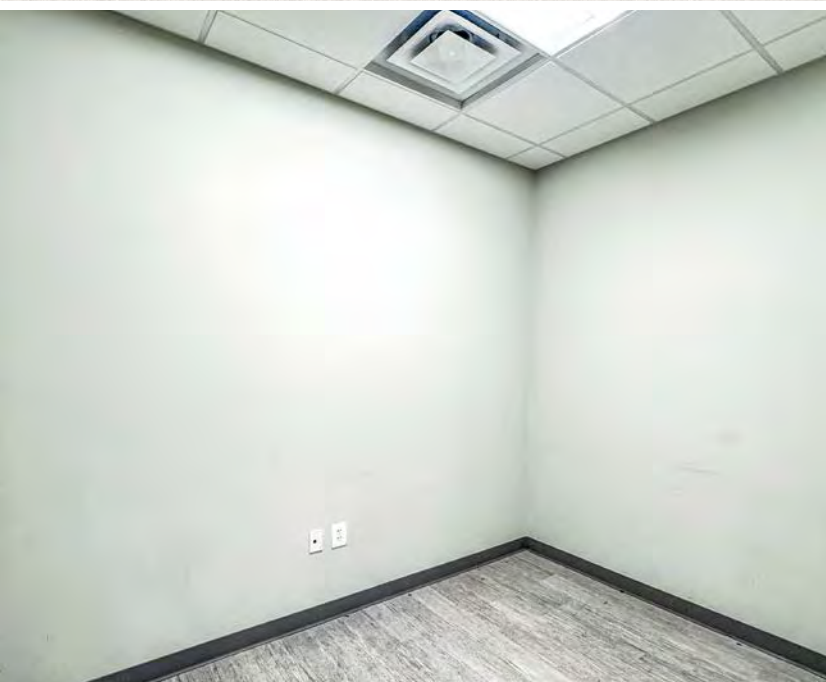
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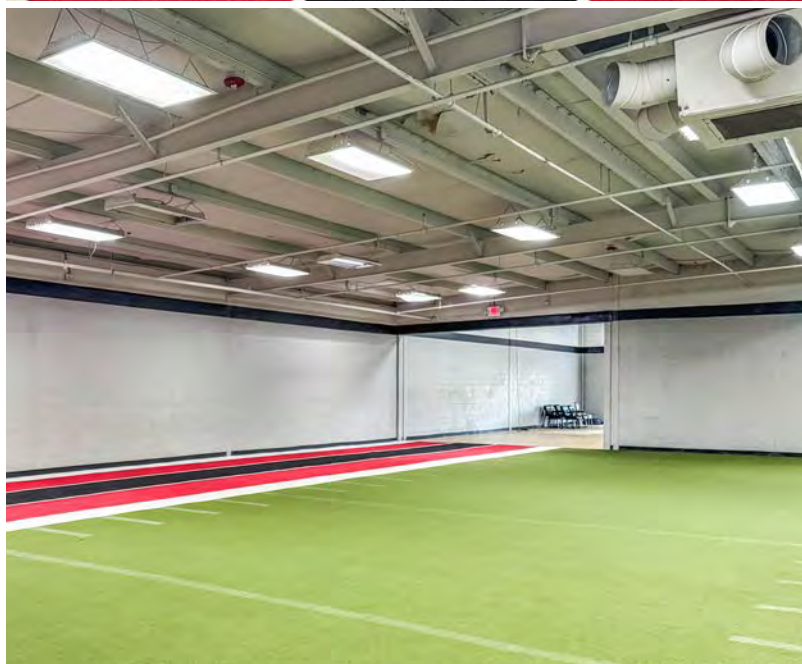
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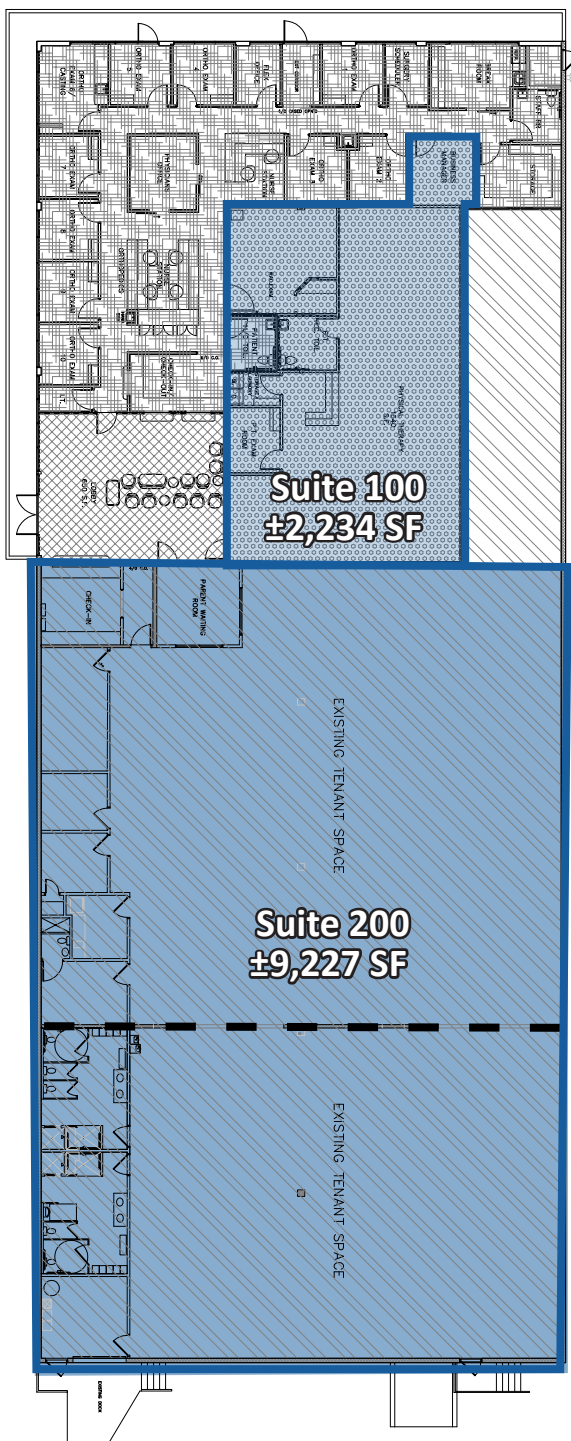
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## Floor Plan

### BUILDING PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$



$\pm 5,541$  SF

$\pm 3,938$  SF

	10,281 Sq Ft - Suite 200
	652 Sq Ft - Common Lobby
	2,807 Sq Ft - Ortho Clinic
	1,962 Sq Ft - Suite 100
	16,005 Gross Sq Ft



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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	4,572	52,143	135,760
 <b>Households</b>	1,539	17,176	45,504
 <b>Avg. Household Income</b>	\$95,554	\$122,945	\$135,738

Source: 2024 ESRI

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