



MEDICAL OFFICE SPACE FOR LEASE

1839 Buford Hwy NE, Buford, GA 30518



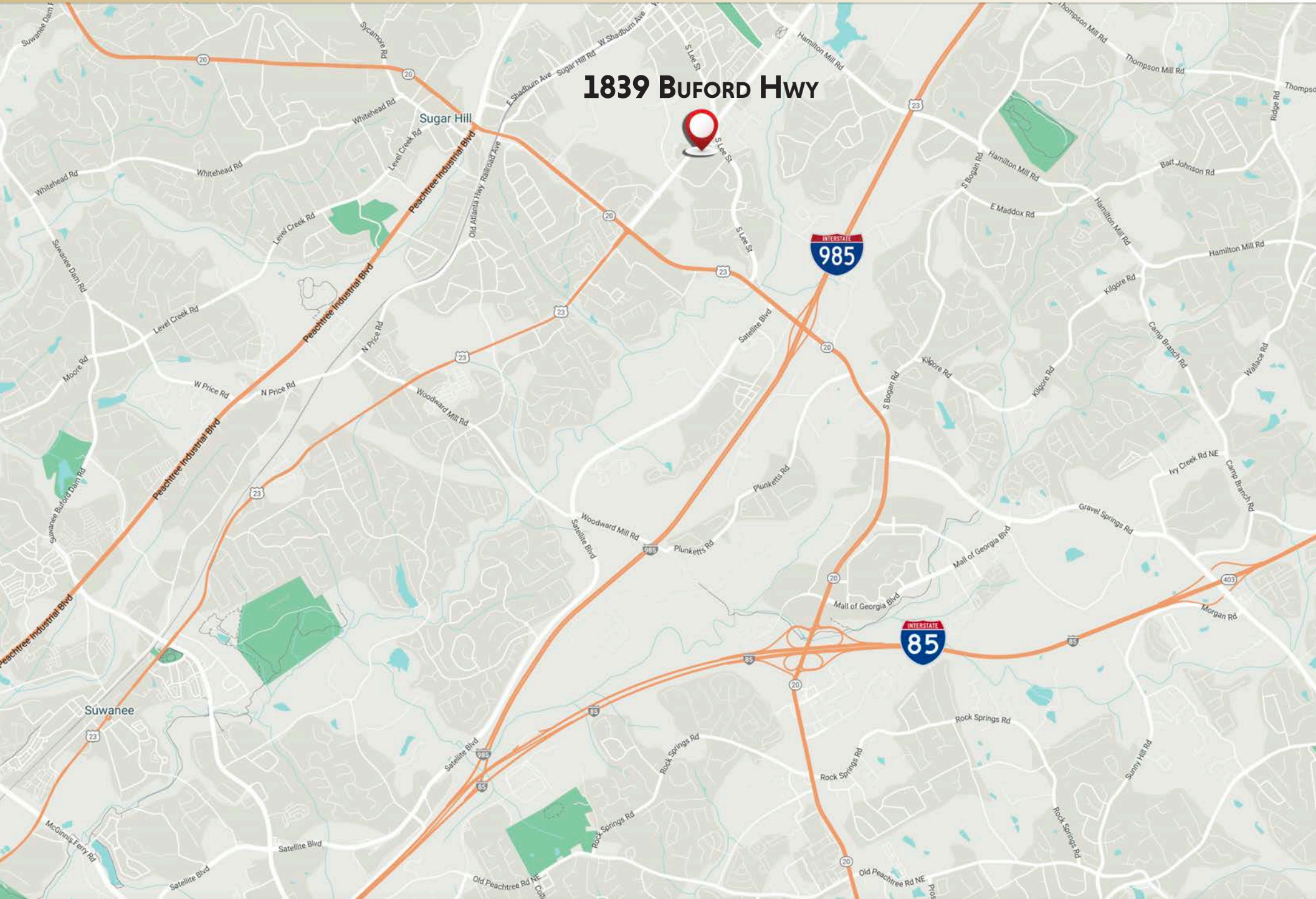
PROPERTY HIGHLIGHTS



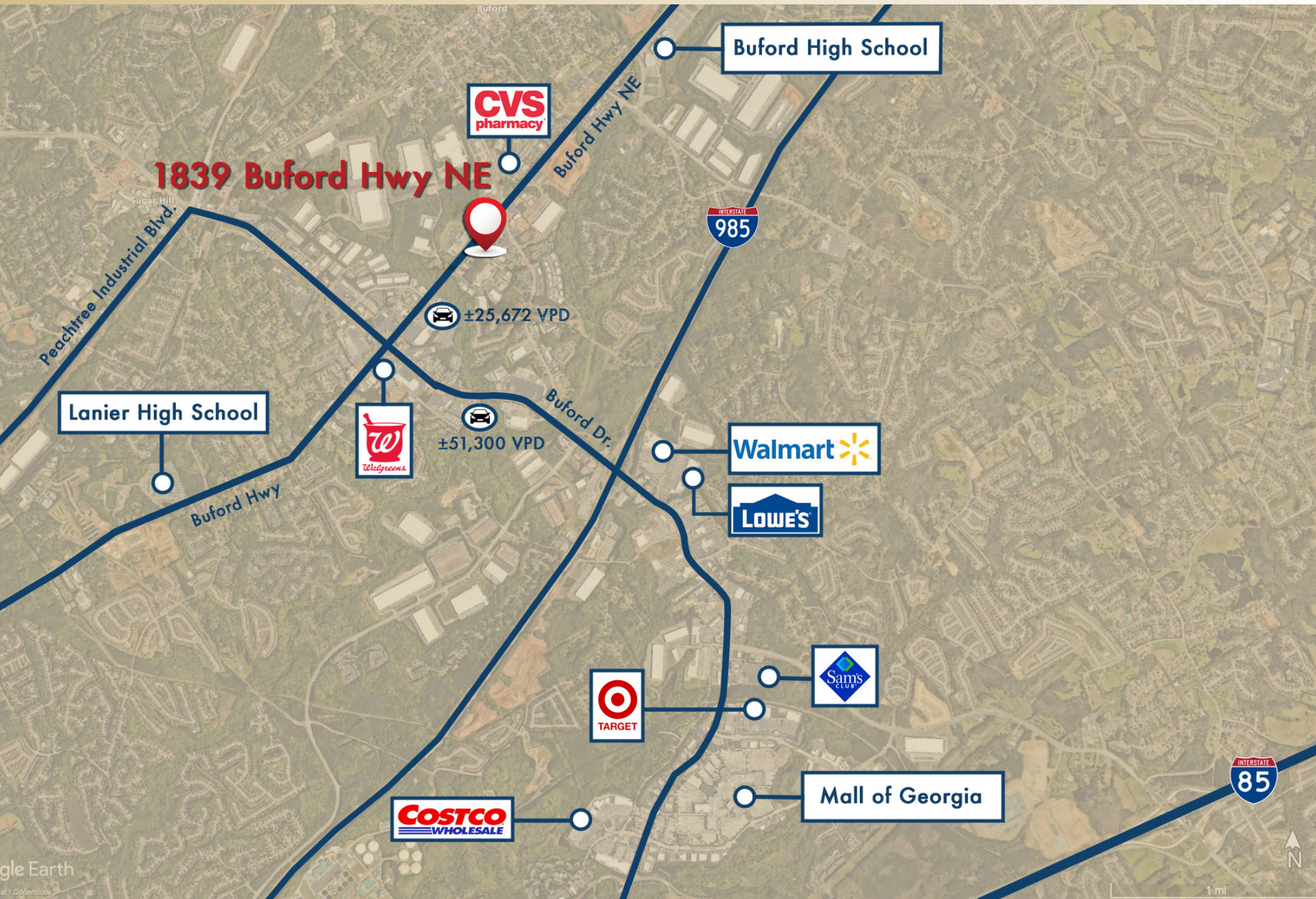
- Medical office space for rent.
- 5,500 - 12,200 SF available.
- Space designed to suit your needs.
- Occupied space is a dermatology practice.
- Excellent location with high traffic counts.
- Strong demographics in the Buford, Georgia corridor.
- Great visibility including roadside pylon signage.
- Building remodeled in 2017-2018.
- Build-out terms negotiable.
- \$34.00/SF



LOCATION



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1839 Buford Hwy NE



Northeast Georgia Health System
Medical Plaza

Medical Plaza Buford

North Atlanta
Primary Care
Sugar Hill

Amanda Senior Care

Buford Drive

Favored Healthcare
Services

Optimum Health
Buford

Buford Hwy

S. Lee Street

FLOOR PLAN



BUILDING PLAN

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

5,500 - 12,200 Total Available SF

PROPERTY PHOTOS



Exterior





NH
NORTHSIDE HOSPITAL
SPORTS MEDICINE
NETWORK


ATLANTA REHABILITATION
PHYSICAL THERAPY

NOTE: ALL THE INFORMATION PROVIDED HEREIN IS FOR PRACTICE AND INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE USED AS A SUBSTITUTE FOR PROFESSIONAL ADVICE OR CONSULTATION. ALWAYS CONSULT YOUR PHYSICIAN FOR A COMPLETE EVALUATION AND TREATMENT PLAN. THIS INFORMATION IS NOT INTENDED TO BE USED AS A SUBSTITUTE FOR PROFESSIONAL ADVICE OR CONSULTATION.









**ATLANTA REHABILITATION
& PERFORMANCE CENTER**
YOUR OFFICIAL SPORTS MEDICINE
& PHYSICAL THERAPY PROVIDER



LOCATION DATA



Demographics

	1 Mile	3 Miles
Population	4,818	50,112
Households	1,787	17,074
Median Age	36.10	36.50
Median HH Income	\$49,848	\$78,933
Daytime Employees	6,643	25,973
Population Growth '23-'28	↑ 5.81%	↑ 5.49%
Household Growth '23-'28	↑ 5.54%	↑ 5.49%

Traffic

Connection Street	Cross Street	Traffic Vol	Last Measured	Distance
Buford Hwy NE	Heraeus Blvd SW	25,672	2022	0.13 mi
S Lee St	Enterprise Dr NW	16,288	2022	0.23 mi
South Lee Street	Enterprise Dr NW	16,488	2020	0.23 mi
Buford Hwy NE	Heraeus Blvd NE	24,106	2022	0.25 mi
Buford Highway	Buford Hwy NE SW	25,728	2022	0.27 mi



EXCLUSIVELY LISTED BY:

Marc Goldin

The Goldin Group Real Estate Services

Direct: 404.409.4465

Email: marc@goldinservice.com