

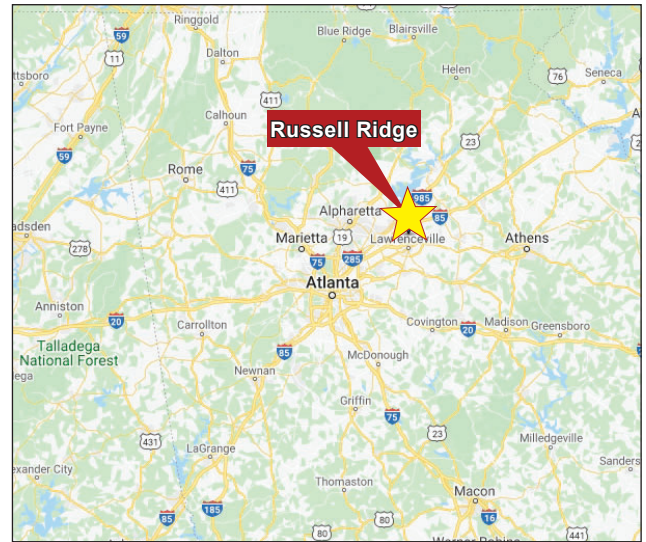
# Russell Ridge

(2) Spaces Available 1,400 SF & 6,194 SF

**Kroger Anchored Center with Healthy Tenant Mix**



**1475 Buford Drive, Lawrenceville, GA 30043**



**FOR LEASE**

- Space available in this Kroger anchored center (with Kroger Fuel Center)
- Located at busy intersection of Buford Drive and Russell Road
- Strong demographics with an average household income of almost \$96,000+ in a 2-mile radius
- Convenient access to Interstate 85
- Excellent mix of national and local tenants (Pizza Hut, Great Clips, Outback Tanning, etc.)
- Multiple points of ingress/egress

### Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	58,200+	235,000+	742,000+
Projected 2030 Population	62,100+	255,000+	810,000+
Annual Growth 2025-2030	1.3%	1.6%	1.8%
Total Households	19,800+	78,500+	255,000+
Average Household Income	\$96,000+	\$108,000+	\$112,000+
Median Age	34.8	35.9	36.7

### Traffic Count

**45,000+** VPD Buford Drive

**FOR MORE INFORMATION, CONTACT:**

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