

**FOR LEASE OR GROUND LEASE**  
**12,000 SF on 1.1 AC Zoned C-2**  
**6910 BUFORD HIGHWAY**

Doraville, GA 30340

**PRESENTED BY:**

**MATTHEW LEVIN, CCIM**

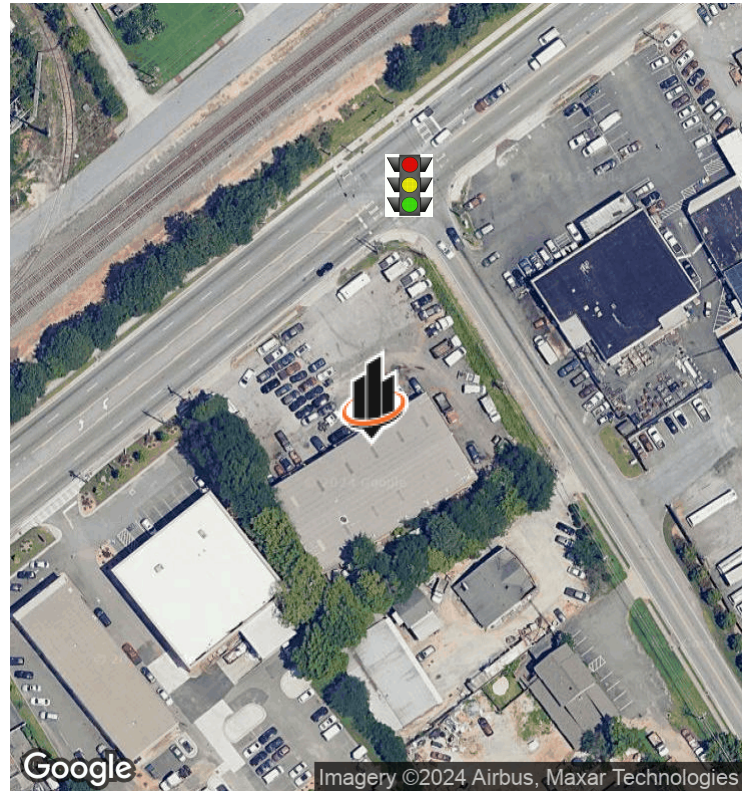
O: 770.209.1700

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GA #119351



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	12,000 SF
<b>LOT SIZE:</b>	1.1 Acres
<b>ZONING:</b>	C-2 Gwinnett County
<b>TRAFFIC LIGHT:</b>	Yes

## PROPERTY DESCRIPTION

The entire property with 12,000 SF on 1.1 acres zoned C-2 in Gwinnett County is available for long term lease or ground lease. The property is located at a signalized corner with a 23,500 traffic count.

## PROPERTY HIGHLIGHTS

- For Lease or Ground Lease
- 12,000 SF on 1.1 Acres
- Zoned C-2 Gwinnett County
- T intersection traffic light
- Traffic count 23,600 east 25,200 west

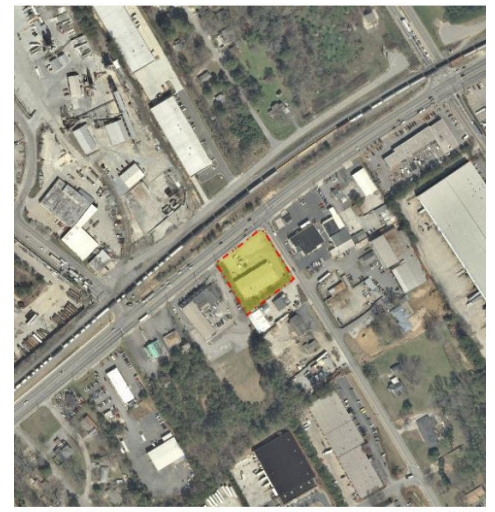
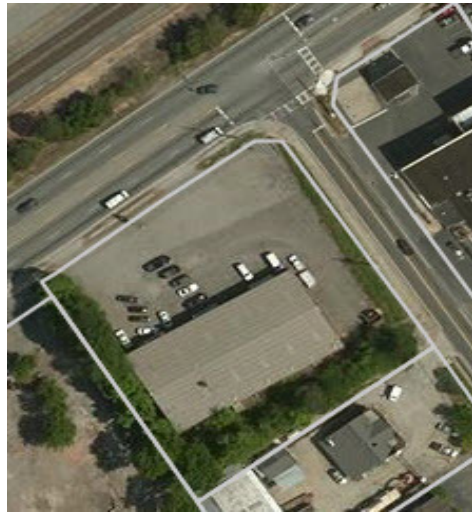
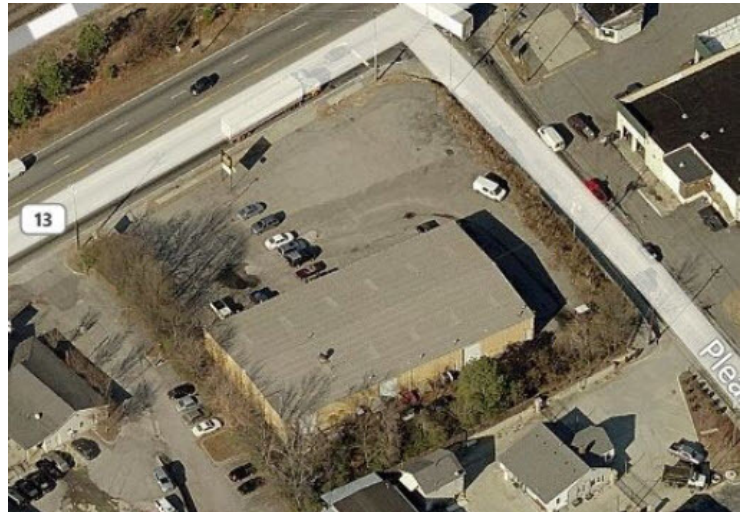
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# ADDITIONAL PHOTOS



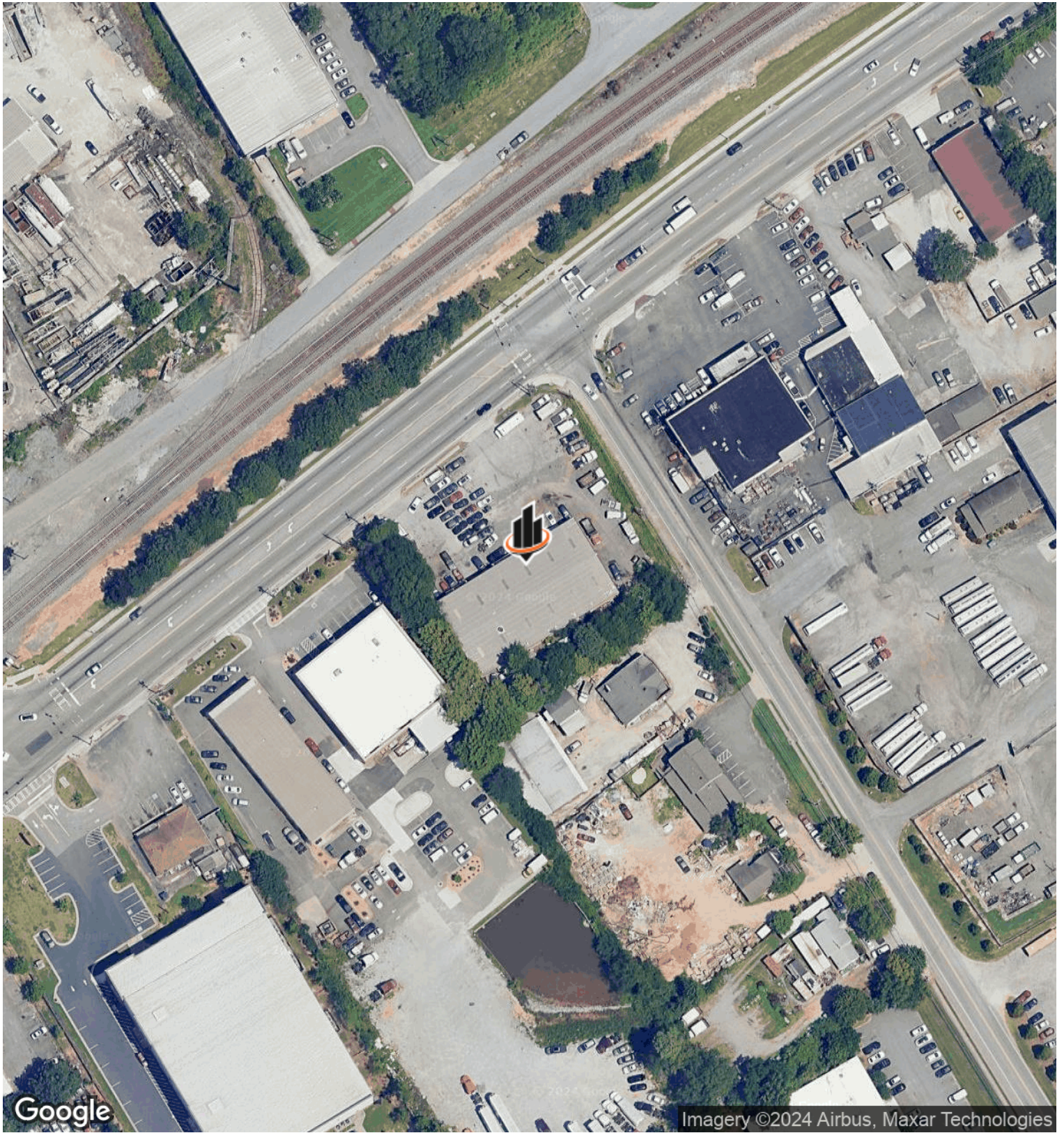
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# AERIAL MAP



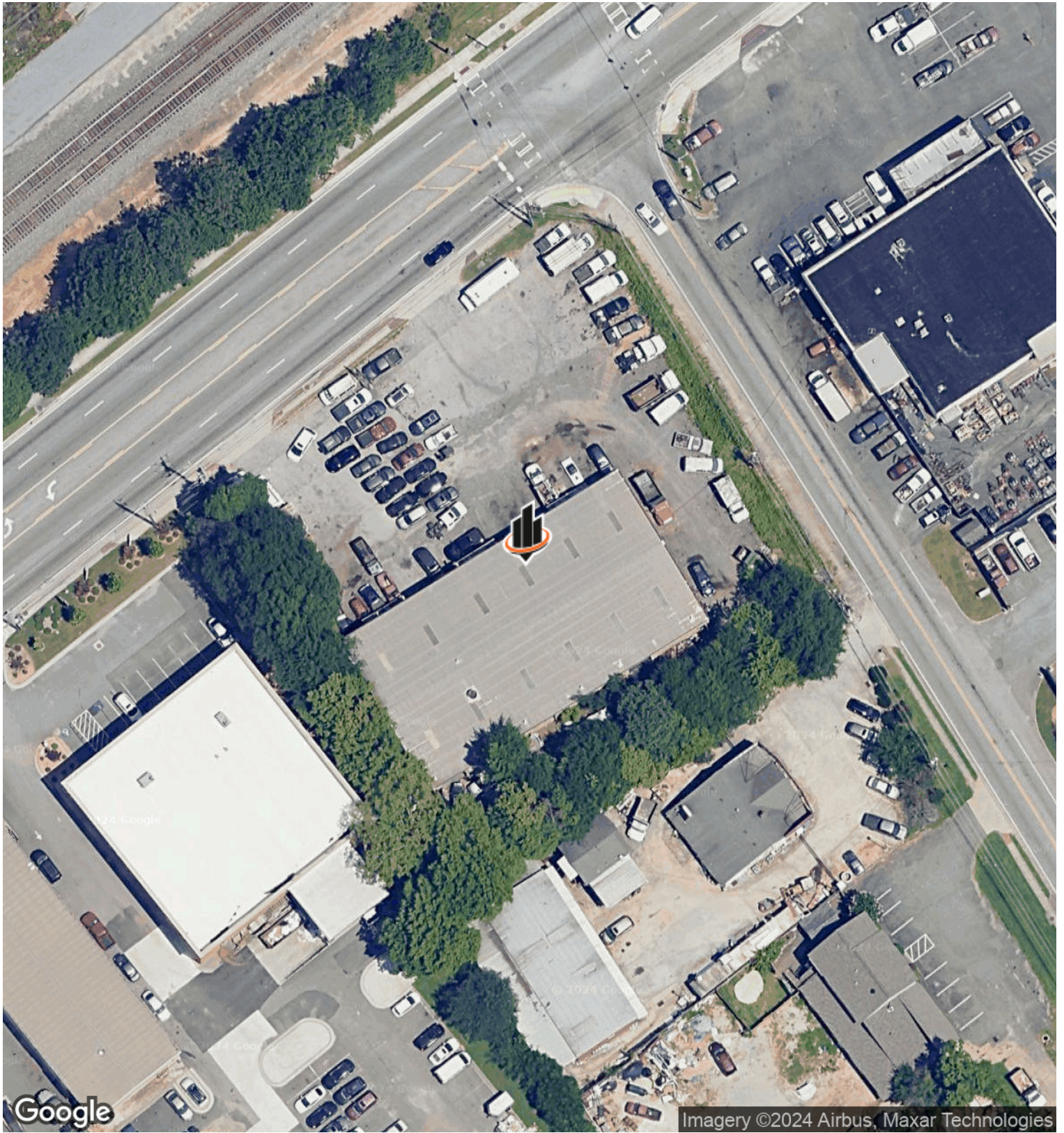
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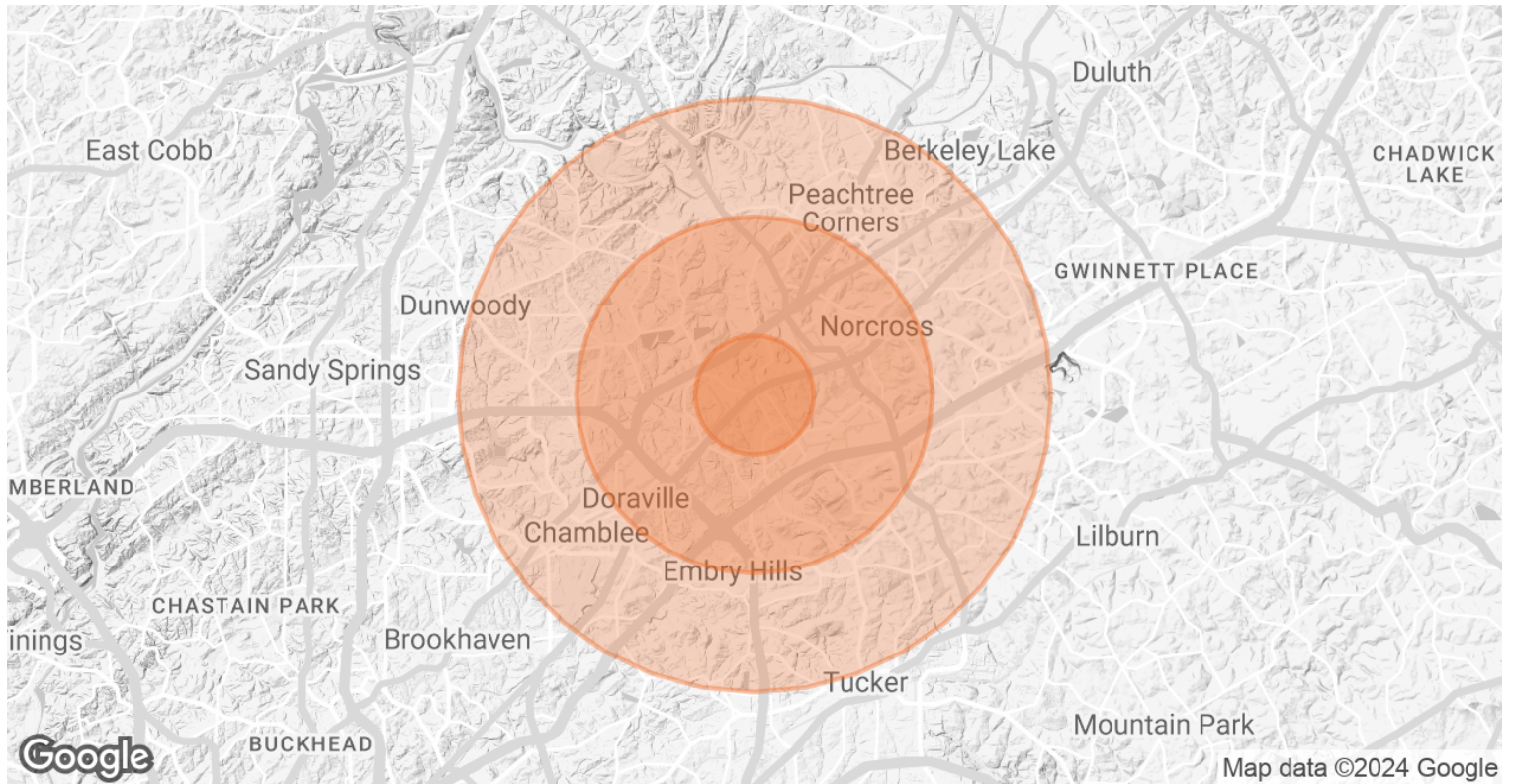
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	4,837	85,043	225,578
<b>AVERAGE AGE</b>	29.5	30.6	33.7
<b>AVERAGE AGE (MALE)</b>	28.2	29.7	32.7
<b>AVERAGE AGE (FEMALE)</b>	30.3	31.4	34.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,790	32,012	83,934
<b># OF PERSONS PER HH</b>	2.7	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$42,464	\$58,169	\$78,129
<b>AVERAGE HOUSE VALUE</b>	\$156,236	\$215,224	\$303,470

2020 American Community Survey (ACS)

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## ADVISOR BIO



### MATTHEW LEVIN, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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