

Flex Warehouse Space on Buford Hwy | ±3,500 SF

FOR LEASE

1839 Buford Hwy, Buford, GA 30518



PROPERTY OVERVIEW

Flex warehouse suite totaling ±3,500 SF is immediately available in Buford, GA. Suite 400 is offered for \$10/SF/YR NNN. If accessed via the back of the building and features a dock-high roll-up door. Restrooms are shared with another suite and accessed via a hallway between the two suites.

The property sits on busy Buford Hwy (±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	Suite Size	Lease Rate	Availability
400	±3,500 SF	\$10/SF/YR NNN	Immediate

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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Exterior



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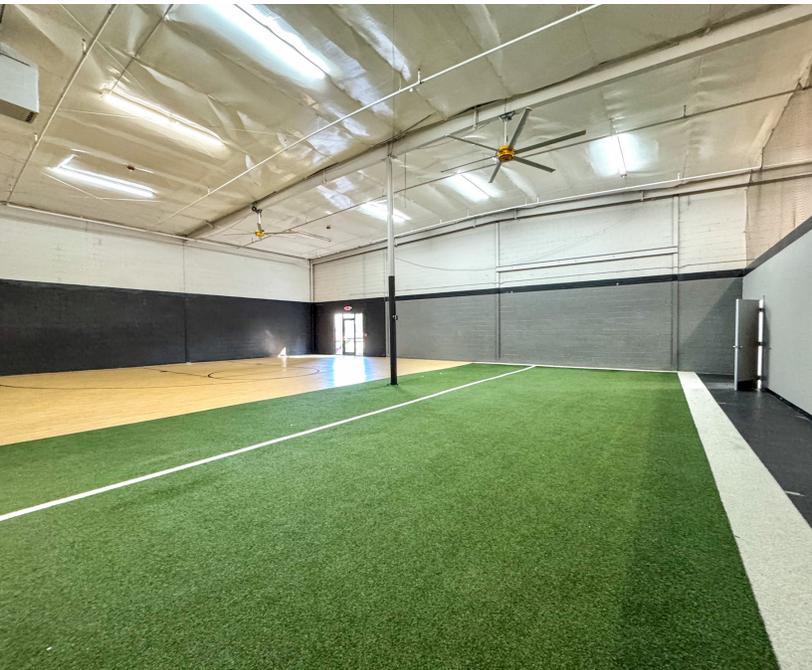
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Suite 400



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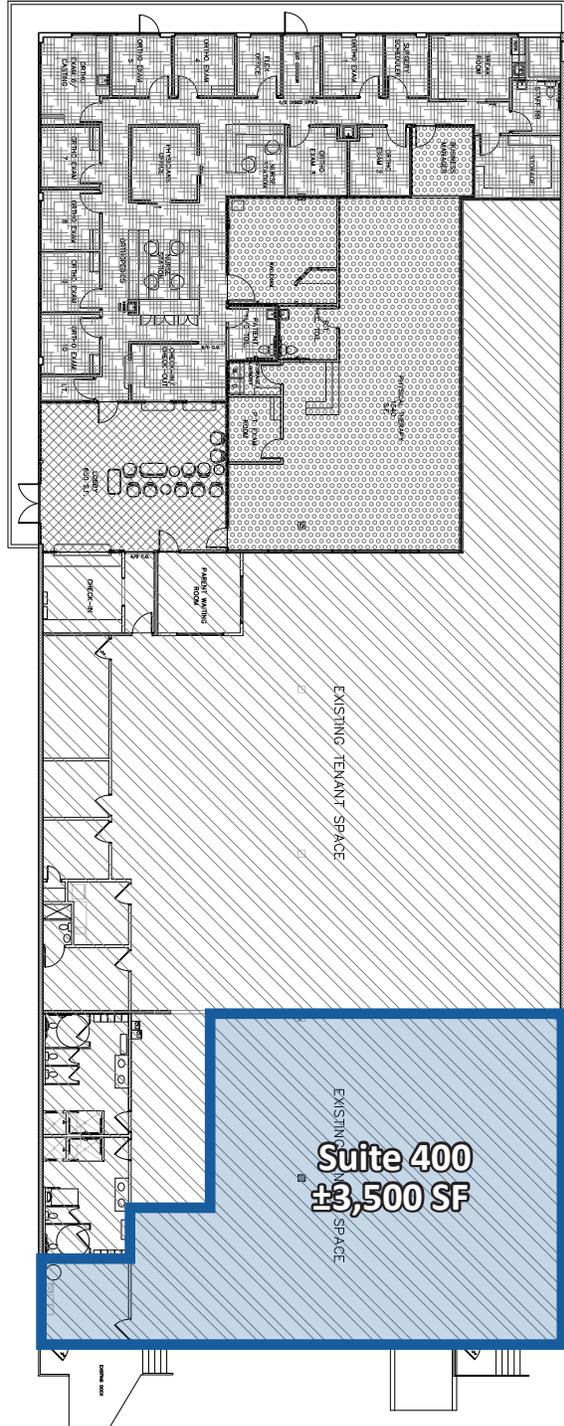


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Floor Plan

BUILDING PLAN
SCALE: 3/8" = 1'-0"



-  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
Population	4,572	52,143	135,760
Households	1,539	17,176	45,504
Avg. Household Income	\$95,554	\$122,945	\$135,738

Source: 2024 ESRI

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