

FOR GROUND LEASE

1.4 Acres Norcross, GA

5506 BUFORD HIGHWAY

Norcross, GA 30071

PRESENTED BY:

MATTHEW LEVIN, CCIM

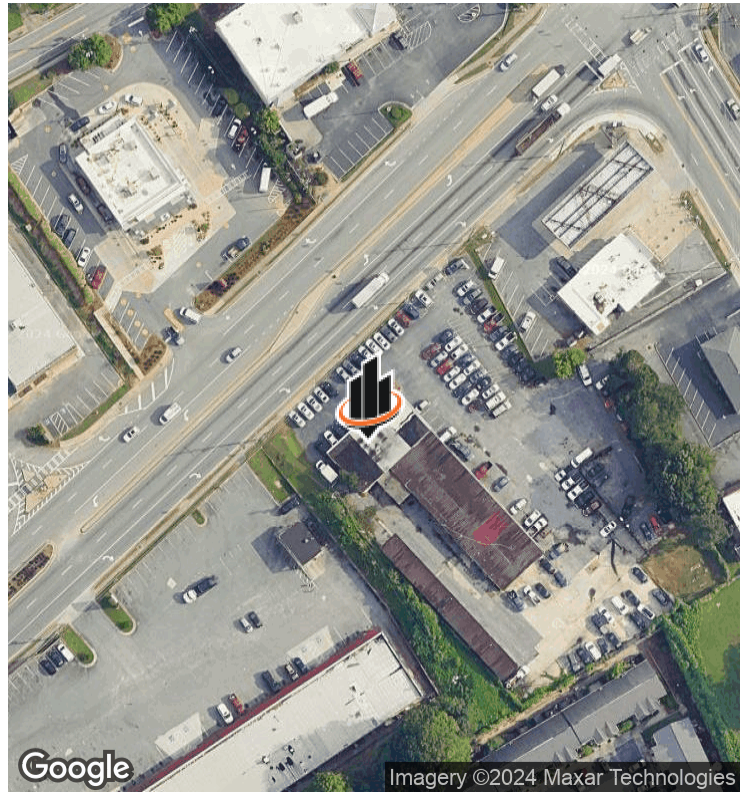
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GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

PARCEL SIZE:	1.4 acres
ZONING:	BH Buford Hwy commercial
RENT:	\$180,000 yr, 20 yr term 10% incr every 5 yrs

PROPERTY DESCRIPTION

For long term ground lease is this 1.4 acre parcel fronting Buford Highway in Norcross zoned BH - Buford Highway commercial in downtown Norcross. With over 200 feet of frontage on Buford Highway and driveway access to Beaver Ruin Road, the property benefits from a traffic count of 40,000 vehicles on Buford Hwy and 30,000 vehicles on Beaver Ruin Rd. Downtown Norcross is undergoing a revitalization with a 3 mile 29,000 population and \$90,000+ average household income.

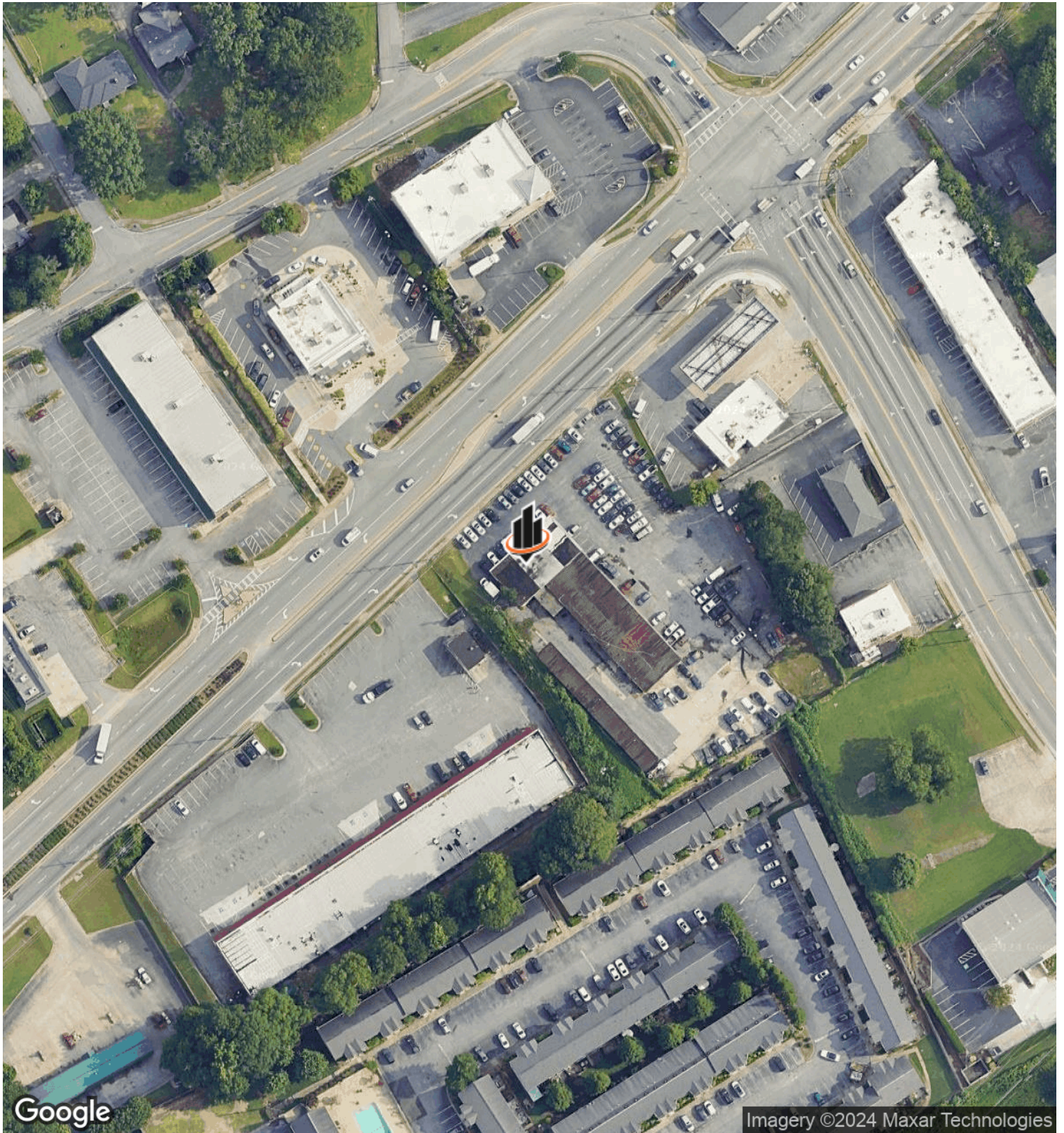
PROPERTY HIGHLIGHTS

- 1.4 acre 20 year ground lease opportunity
- Buford Highway zoning designation allows restaurant
- High traffic counts 40,200 Buford Hwy & 32,200 Beaver Ruin Rd
- 200+ feet of frontage on Buford Hwy with access to Beaver Ruin Rd
- Located in active downtown Norcross redevelopment corridor

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AERIAL MAP



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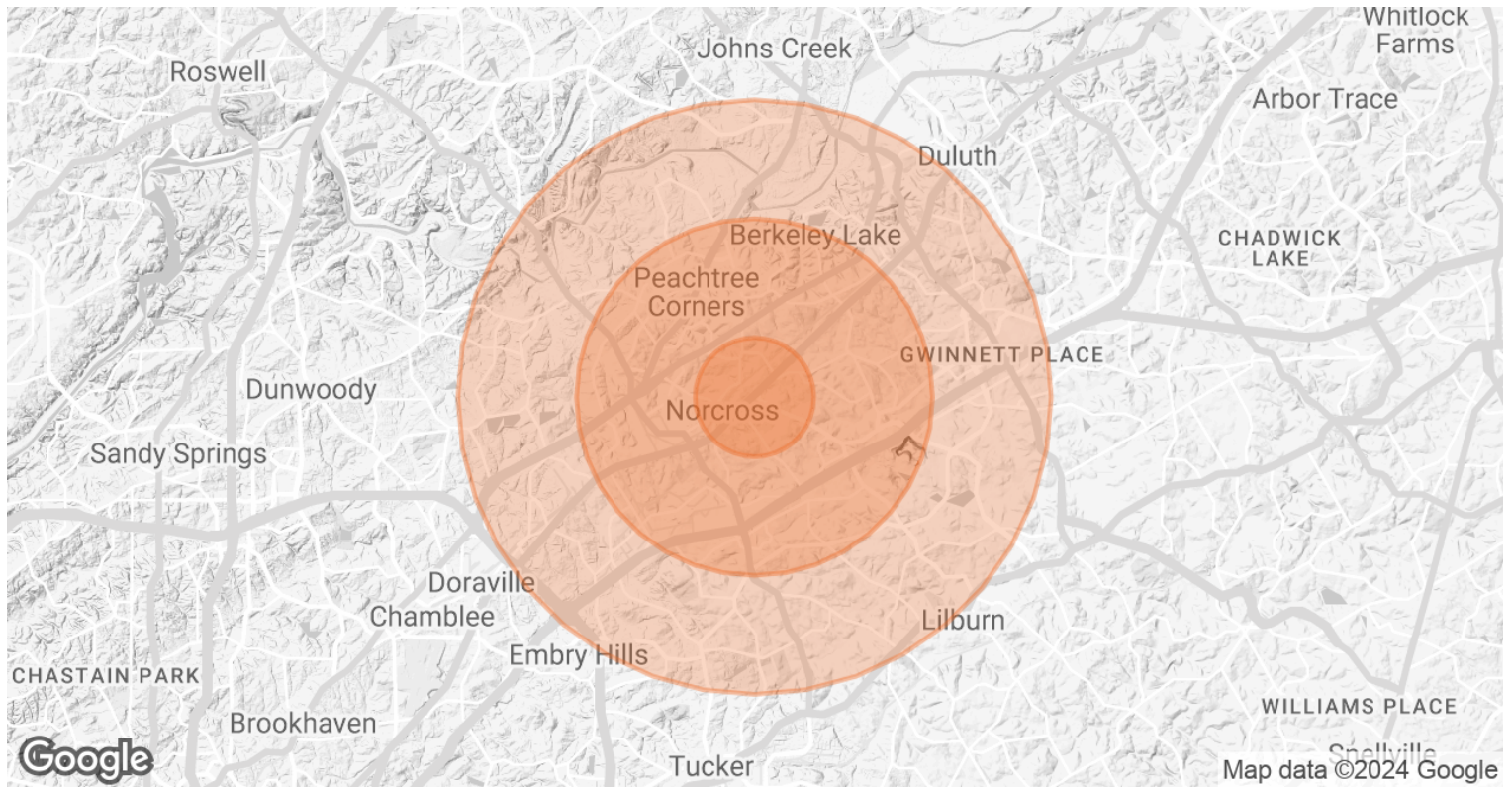
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FOR GROUND LEASE 1.4 ACRES | 5506 Buford Highway Norcross, GA 30071

SVN | INTERSTATE BROKERS

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,591	81,097	259,514
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	37	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,597	29,475	94,296
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$101,385	\$90,781	\$95,273
AVERAGE HOUSE VALUE	\$535,940	\$397,095	\$403,540

Demographics data derived from AlphaMap

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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."

SVN | Interstate Brokers

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