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REAL ESTATE

5328 Lanier Islands Parkway | Buford, GA 30518

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

OFFICE SUITE FOR LEASE

5328 Lanier Islands Parkway, Buford, GA 30518



Property Description

Lease Rate: (\$21.50 SF) + \$5.00 OPEX
Building Size: 23,040 SF
Zoning: C2
Market: Northeast

Property Highlights

- 2,851+/- SF Available
- Class A Office Space
- Architectural Brick and Glass
- 2 Story Building with Elevator
- Parking Rate: 5/1000
- Excellent Office/Medical Use
- High exposure location off Lanier Islands Parkway
- 1.4 Miles From Exit 8 off I-95

Offering Summary

Lease Rate:	\$21.50 SF/month
Available SF:	2,851 SF
Lot Size:	1.5 Acres
Building Size:	23,680 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,031	9,156	27,935
Total Population	3,090	27,432	83,051
Average HH Income	\$87,948	\$118,559	\$120,730

Presented By:

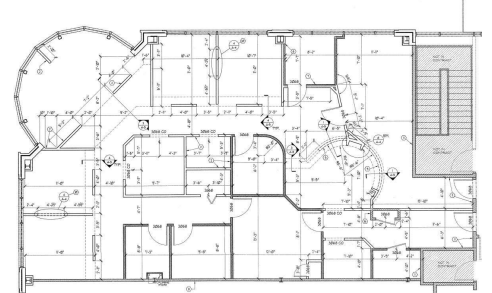
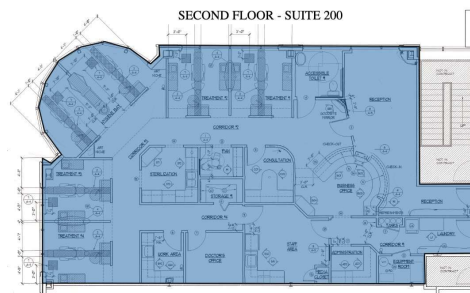
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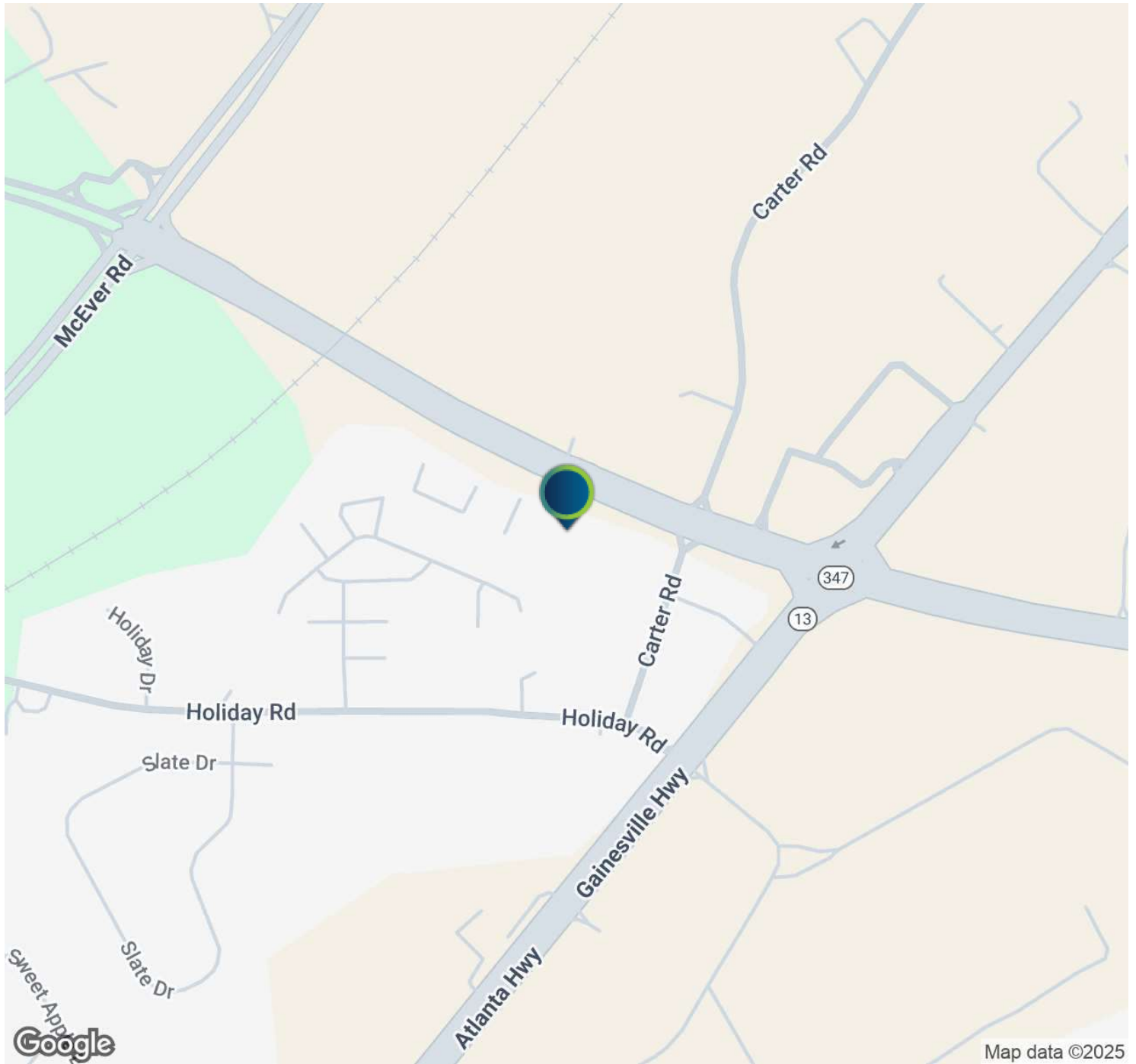
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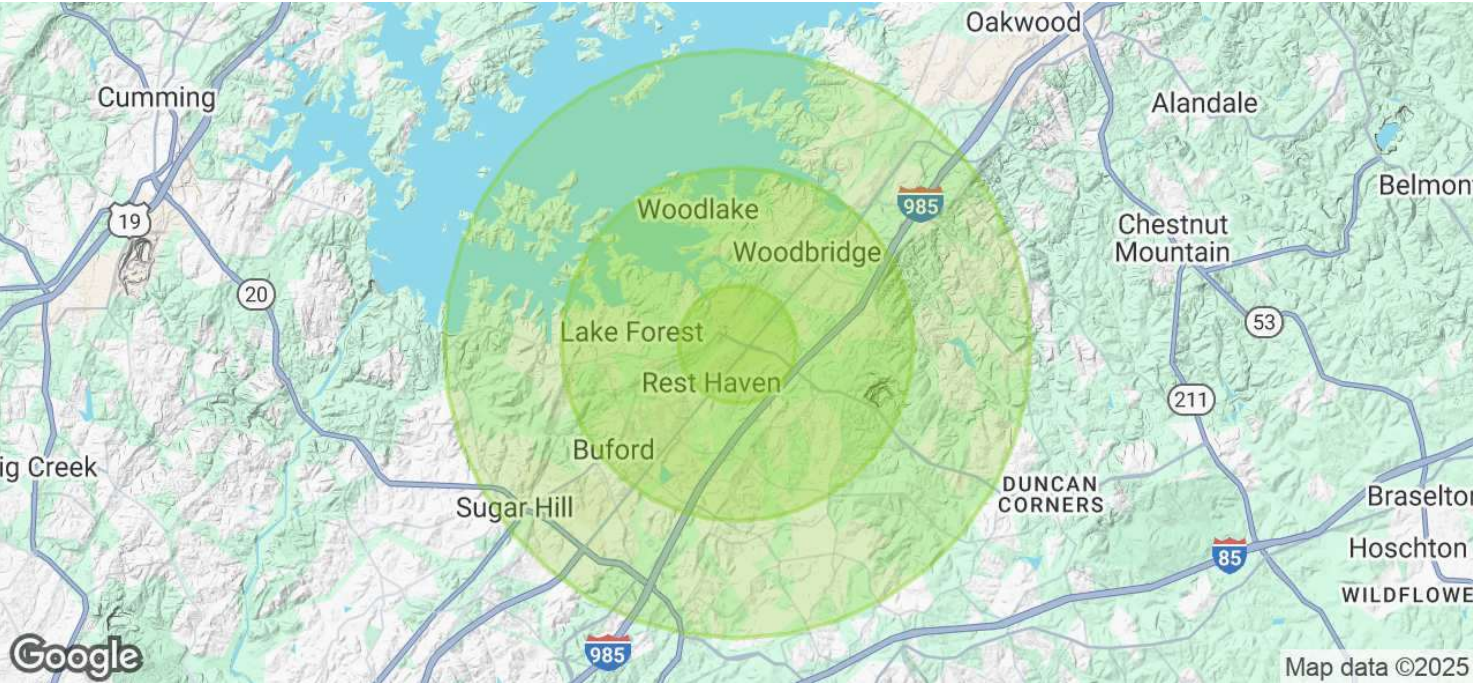
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,090	27,432	83,051
Average Age	37	40	39
Average Age (Male)	36	39	38
Average Age (Female)	38	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,031	9,156	27,935
# of Persons per HH	3	3	3
Average HH Income	\$87,948	\$118,559	\$120,730
Average House Value	\$355,070	\$456,153	\$434,959

Demographics data derived from AlphaMap

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