



CANDLER

REAL ESTATE

4486 Commerce Dr | Buford, GA 30518
Office Suite For Lease

DON GRIMSLEY

Senior Commercial Sales Associate don@candler.com

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

Local Understanding
+ Industry Expertise

4486 Commerce Dr

Buford, GA 30518



Property Description

Conveniently located to I-985, Hwy 20, Buford Hwy and the Mall of Georgia, this great office space is ready for the next tenant. ONLY ONE SPACE REMAINS. Space B is available and is approximately 1,680 SF. The space has a reception area, two restrooms, a kitchenette and 2 private offices, and 2 large bullpen offices/conference rooms. This space is perfect for office or professional.

Property Highlights

- Gross rent \$16.43/SF or \$2,300.00/month
- No additional CAM
- Rent includes water, garbage, landscaping
- Plenty of parking
- Approximately 2 miles off I-985 (Exit 4)

Offering Summary

Lease Rate:	\$16.43 SF/yr (Gross)
Number of Units:	1
Available SF:	1,680 SF
Lot Size:	0.21 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,622	15,759	41,468
Total Population	4,362	48,763	126,281
Average HH Income	\$85,589	\$120,709	\$125,693

Presented By:

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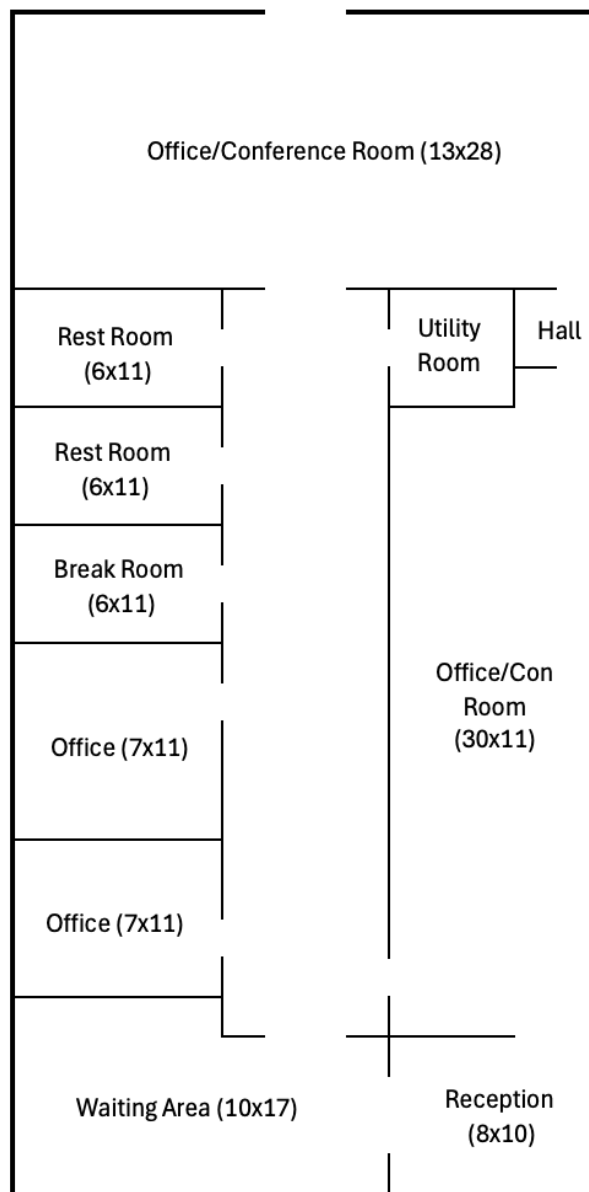


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4486 Commerce Drive, Suite B
Buford, GA 30518
Approx 1,680 sqft +/-



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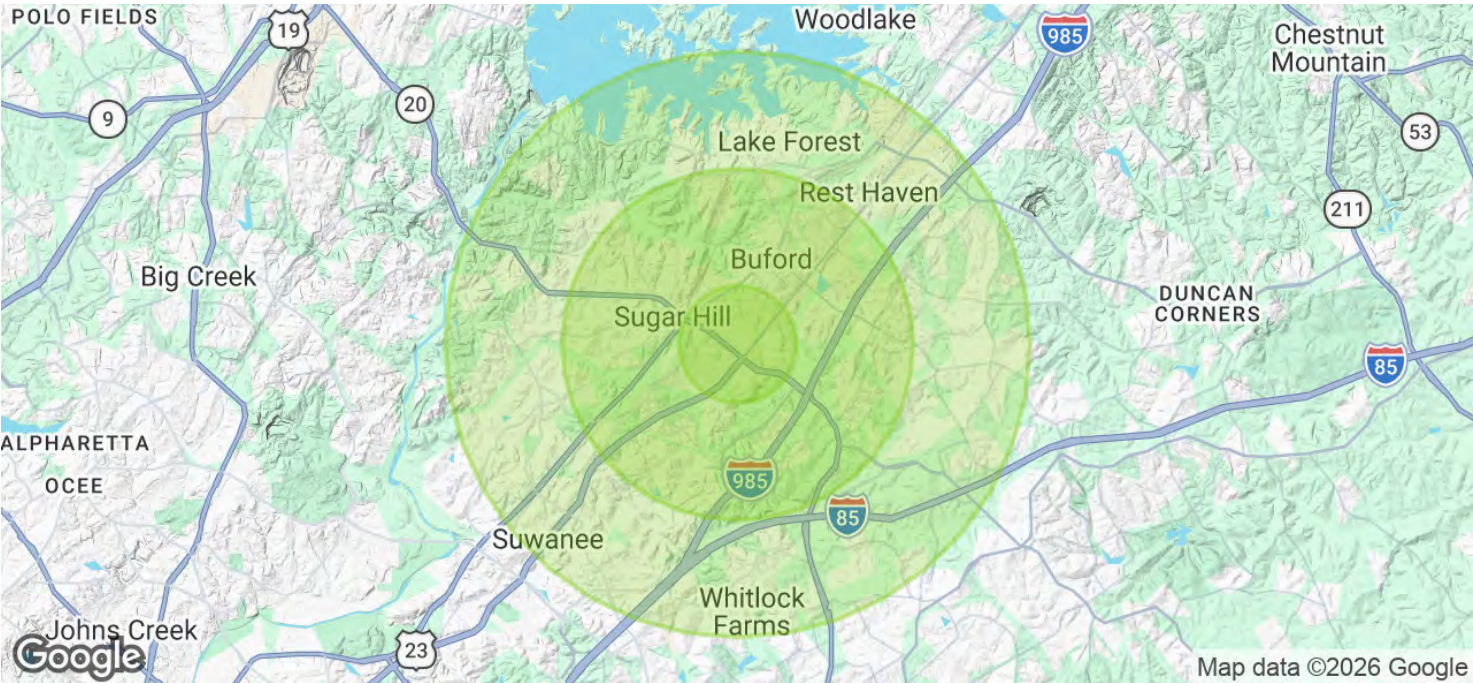
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,362	48,763	126,281
Average Age	35.7	37.0	37.5
Average Age (Male)	37.2	36.7	36.8
Average Age (Female)	38.6	38.6	39.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,622	15,759	41,468
# of Persons per HH	2.7	3.1	3.0
Average HH Income	\$85,589	\$120,709	\$125,693
Average House Value	\$327,284	\$388,862	\$401,132

2023 American Community Survey (ACS)

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