



FOR LEASE 4,400 SF RETAIL 2.79 AC ZONED C-3 BUFORD HWY

4176 BUFORD HIGHWAY
DULUTH, GA 30096

Matthew Levin, CCIM
Senior Advisor
O: 770.209.1700
levinm@svn.com

Property Summary



OFFERING SUMMARY

Available SF: 4,400

Lease Rate: \$14,500 mo.
5 yr term
3% annl incr.

Lot Size: 2.79 Acres

Zoning: C-3

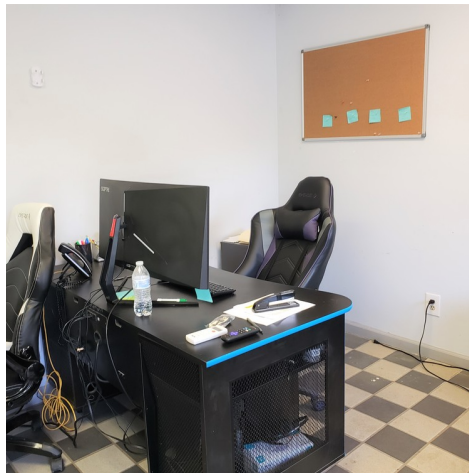
PROPERTY OVERVIEW

This 2.79 acre parcel fronting Buford Highway is zoned C-3 allowing auto dealership. A 4,400 SF metal building includes a 400 SF+- of office, and 4,000 SF of shop, 12' to 14' clear with a 10'w x 12'h drive in door on both front and rear. The entire property is fenced and gated, with the front area paved with 30+- parking spaces and the rear dirt and gravel. With over 250 feet of frontage, the property offers high visibility on undivided Buford Highway with a traffic count over 22,000 vehicles per day. The property is located in unincorporated Gwinnett County with a Duluth address. Duluth, Georgia has one of the highest average household incomes in the State.

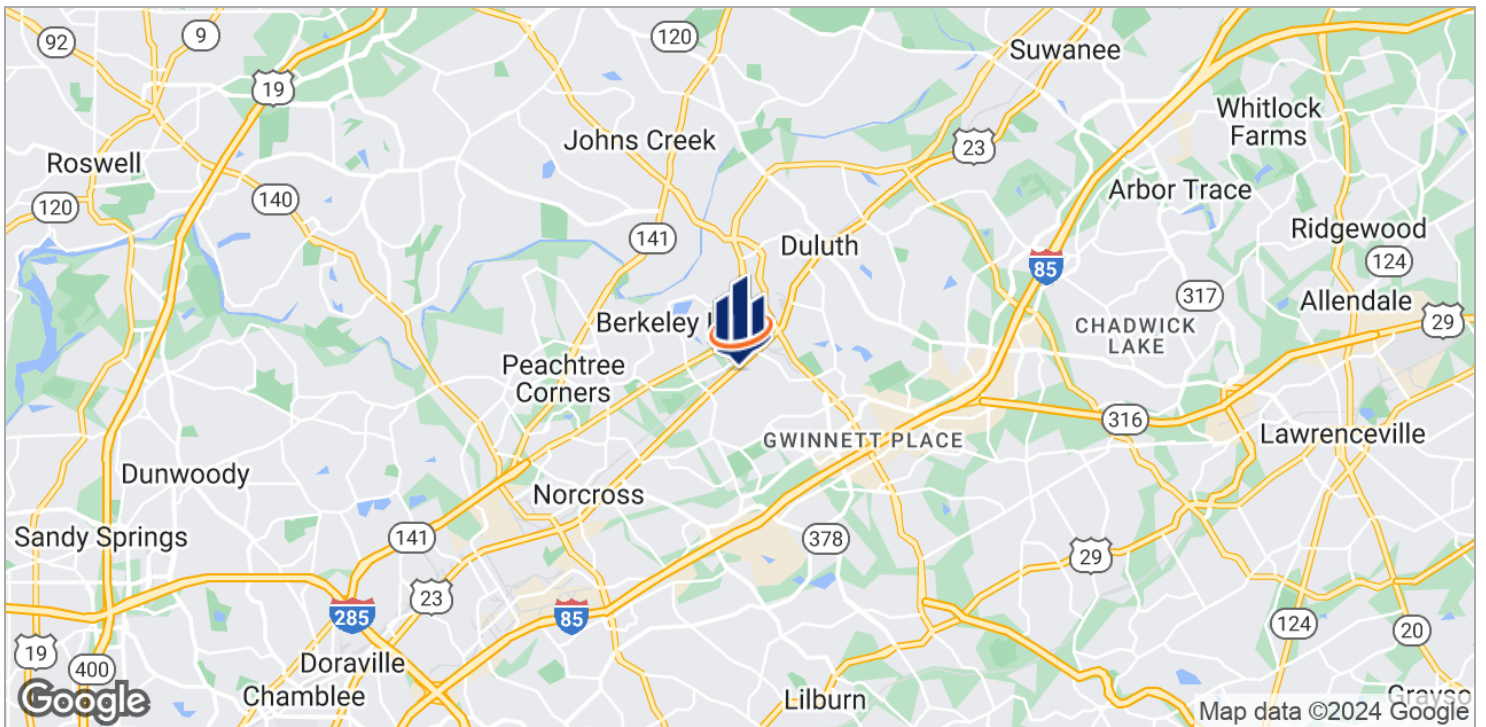
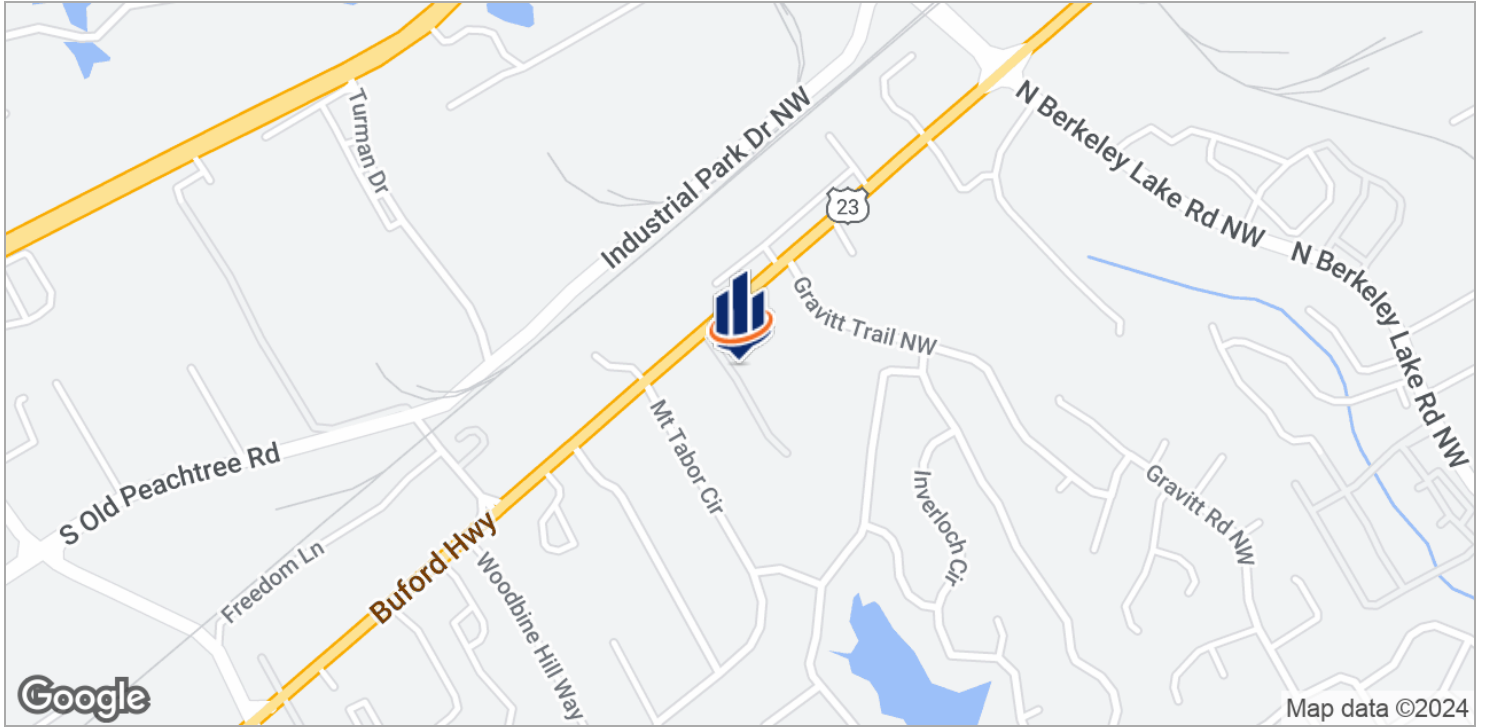
PROPERTY HIGHLIGHTS

- 2.79 acres zoned C-3 allowing auto dealership
- 4,400 SF shop / 400 SF+- office / 4,000 SF warehouse [40' x 100']
- Shop is 12' to 14' ceiling height with at grade door on both front and rear [10'w x 12'h]
- Fenced gated / 30 paved spaces / Rear is gravel and dirt
- 250 foot frontage / 22,000+ traffic count

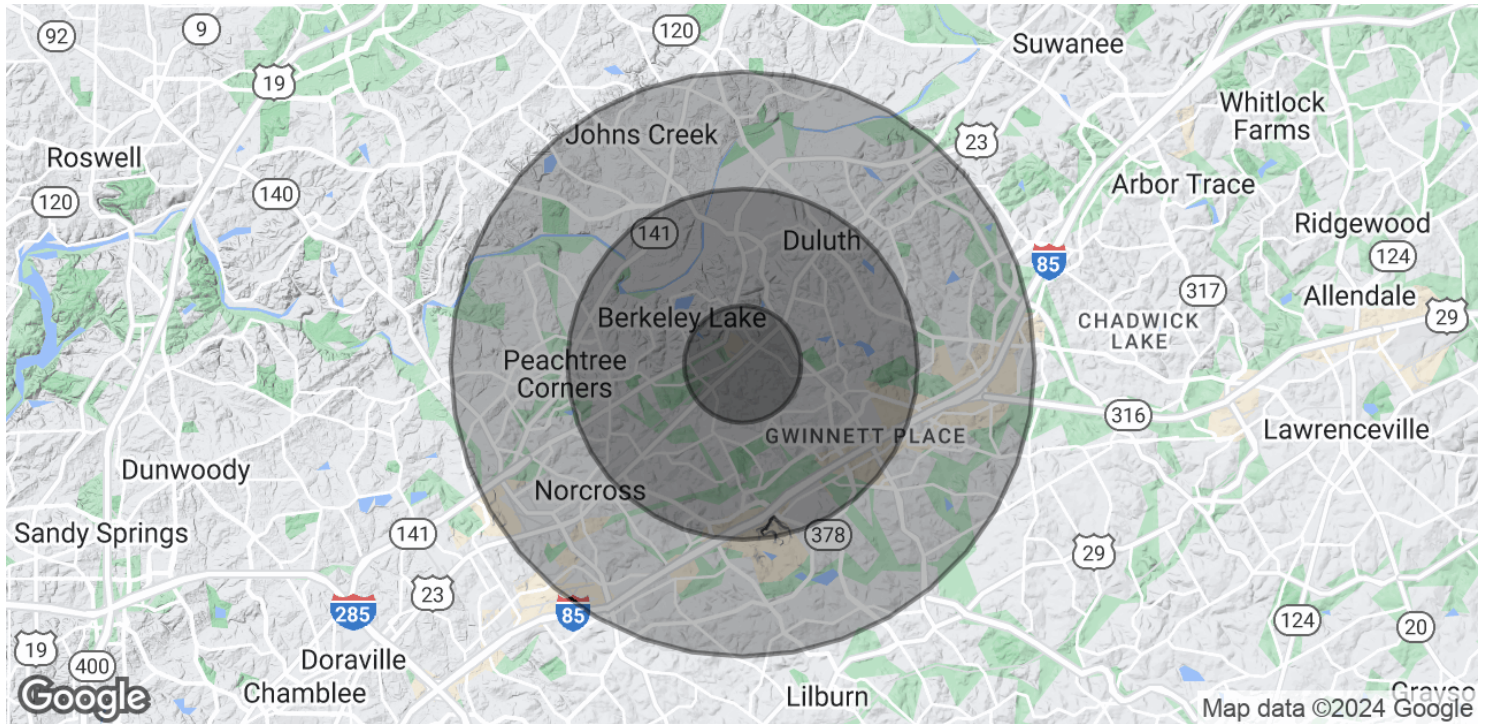
Additional Photos



Location Maps



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,996	72,909	197,017
Average age	33.0	33.1	33.3
Average age (Male)	31.0	31.9	32.4
Average age (Female)	35.1	34.6	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,346	27,231	71,002
# of persons per HH	2.7	2.7	2.8
Average HH income	\$74,108	\$71,504	\$78,086
Average house value	\$249,287	\$243,223	\$297,290

* Demographic data derived from 2020 ACS - US Census

Advisor Bio 1



MATTHEW LEVIN, CCIM

Senior Advisor

levinm@svn.com

Direct: 770.209.1700 | Cell: 678.467.9658

GA #119351

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

3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092
404.303.1232