



**COLDWELL  
BANKER  
COMMERCIAL**

**BULLARD**

**FOR LEASE**

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## **BUFFINGTON CENTER**

\$8.50 SF/yr (NNN)

3450 Buffington Center  
College Park, GA 30349

AVAILABLE SPACE  
3,250 - 3,820 SF

### FEATURES

- Oversize (14' h x 12'w ) rollup door
- Ramp
- 19' clear in warehouse
- Bathroom in warehouse and office
- Easy truck access
- Sprinklers

### AREA

Just west of Hartsfield Atlanta International Airport  
Easy access to I-85, I-285 and I-75



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### OFFICE

Tom Fulton  
770 329 1410  
tfulton@cbcbullard.net

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201 Prime Point, Peachtree City, GA 30269  
770.632.1774

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## BUFFINGTON CENTER

3450 Buffington Center, College Park, GA 30349

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

LEASE

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Tom Fulton  
770 329 1410  
[tfulton@cpcbullard.net](mailto:tfulton@cpcbullard.net)

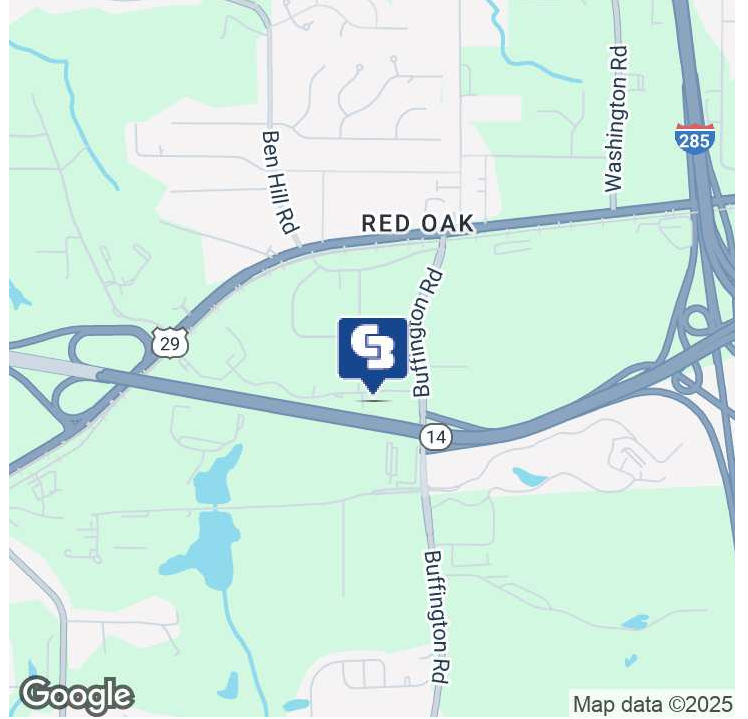




# BUFFINGTON CENTER

3450 Buffington Center, College Park, GA 30349

LEASE



## OFFERING SUMMARY

Available SF: 3,250 - 3,820 SF

Lease Rate: \$8.50 SF/yr (NNN)

Building Size: 25,200 SF

Zoning: C-1

Market: South Atlanta

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tfulton@cdbcbullard.net

## PROPERTY OVERVIEW

Multi-tenant building

## PROPERTY HIGHLIGHTS

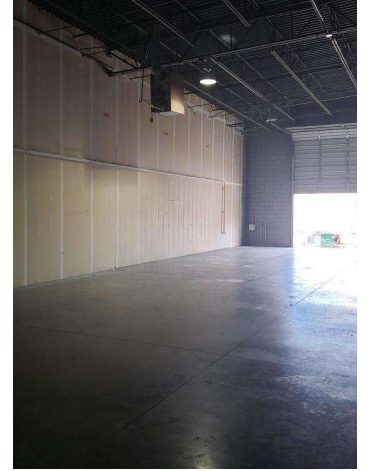
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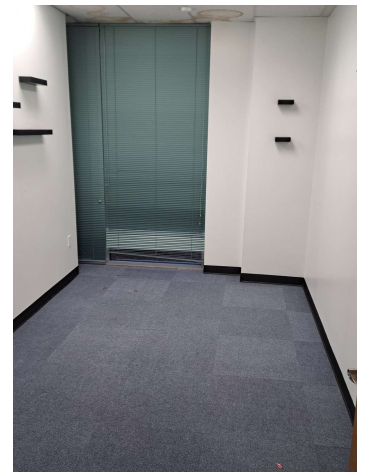
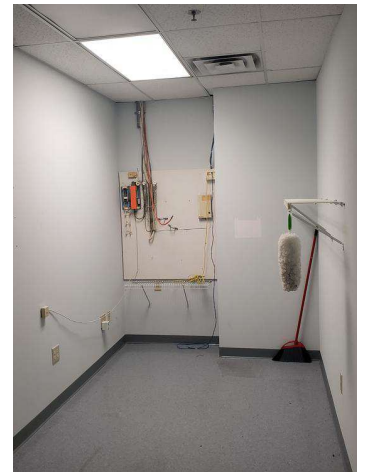
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120/208V 3ph, 4w	
2	OPEN AREA QUAD RECEPTACLES
4	BATH LIGHTS / FAN
6	BATH GFJ
8	DEDICATED RECEPT, PHONEBOARD
10	DEDICATED RECEPT, PHONE ROOM
12	OFFICE RECEPTACLE
14	QUAD PHONE ROOM
16	OFFICE RECEPTACLE
18	WATER HEATER
20	SPACE
22	SPACE
24	SPACE
26	SPACE
28	SPACE
30	SPACE
32	SPACE
34	SPACE
36	SPACE



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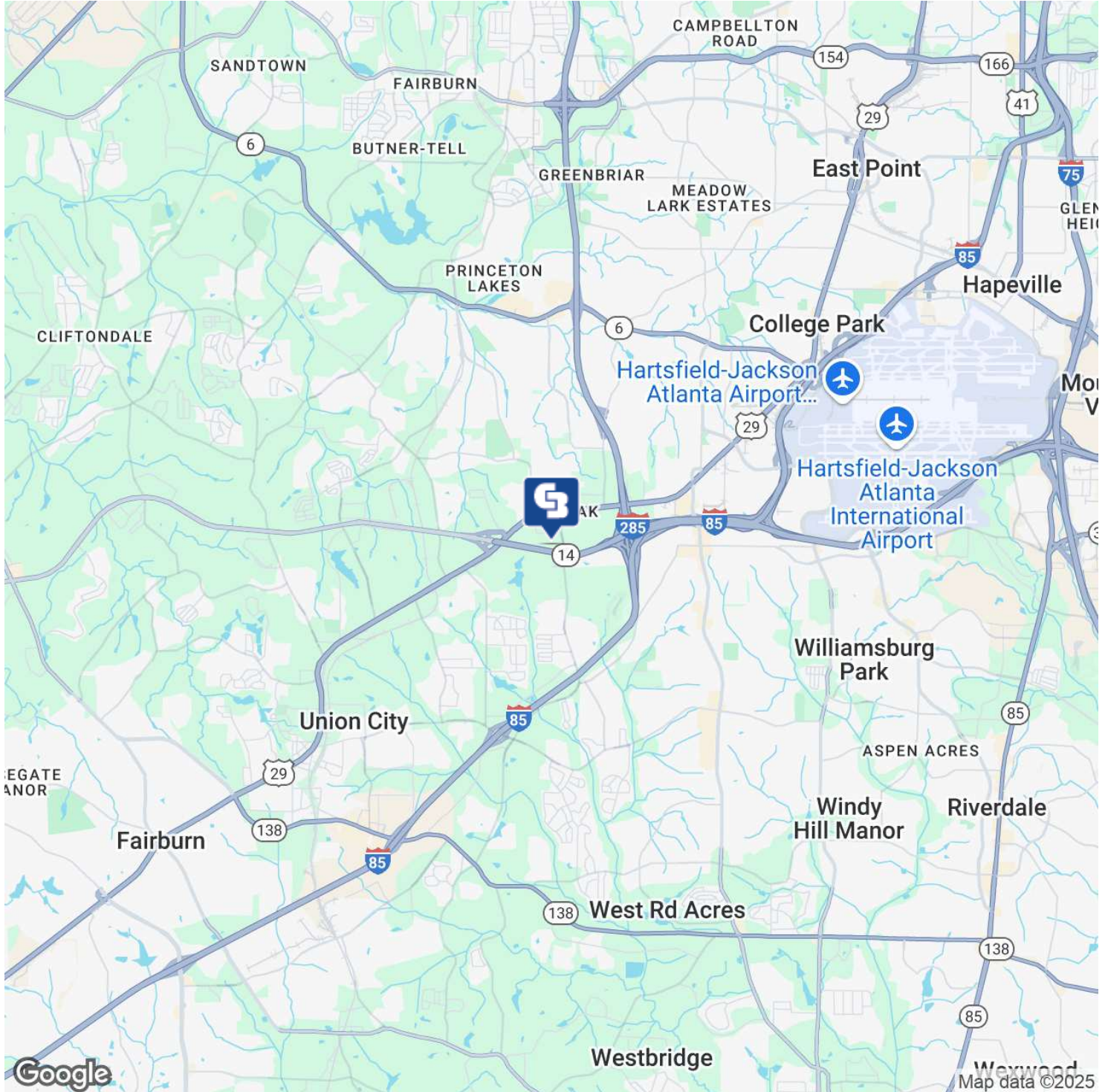




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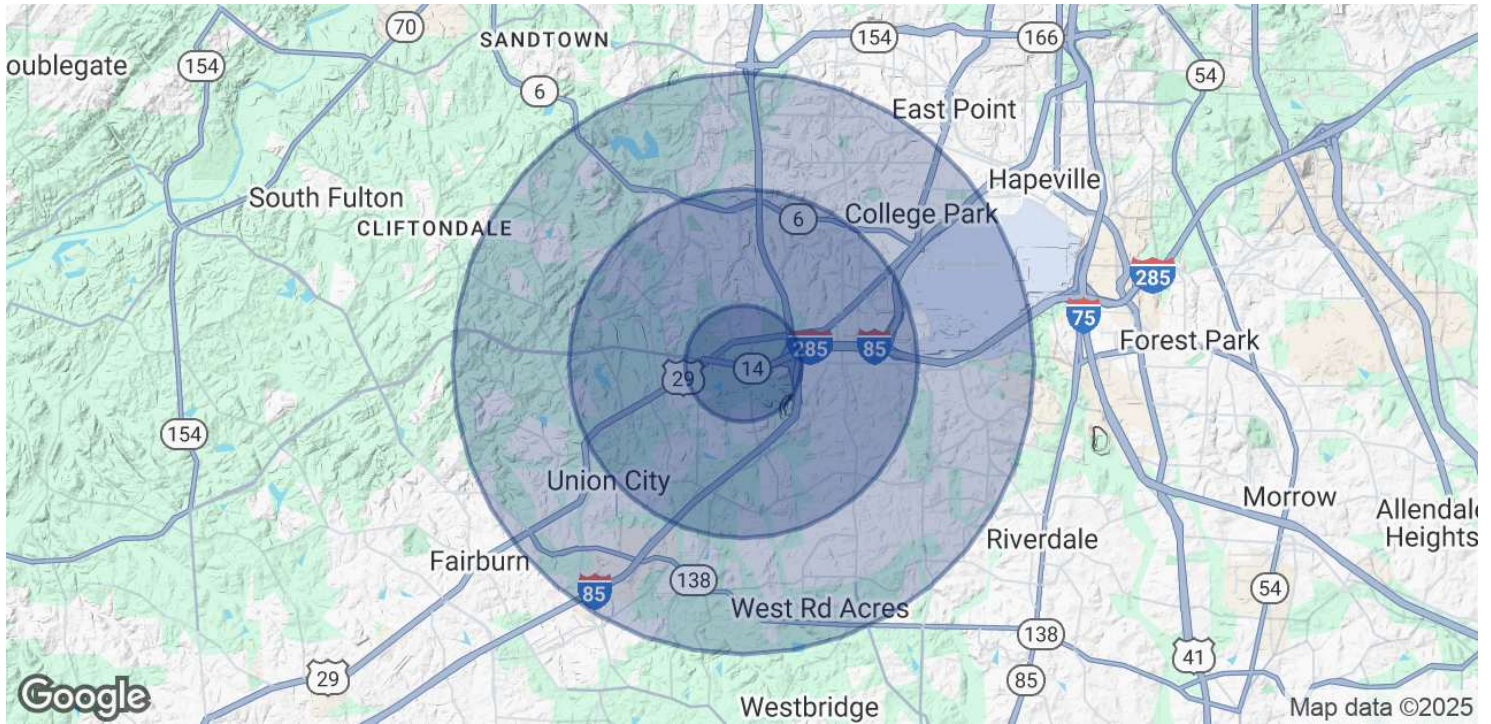
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,053	46,634	120,174
Average Age	28.7	31.1	32.3
Average Age (Male)	24.5	28.9	29.5
Average Age (Female)	33.9	33.4	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,303	17,430	46,130
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$58,009	\$50,675	\$53,328
Average House Value	\$173,949	\$163,552	\$166,950

\* Demographic data derived from 2020 ACS - US Census

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