

# Buford Village

22 Buford Village Way, Buford, GA 30518



Presented By:  
CMC Real Estate Group



# Buford Village

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## Property Details

Buford Village is a specialty mixed-use project located in the heart of Buford, Georgia. The center is 62,453 square feet of retail, office and dining. It is situated next to an upscale, gated residential community.

Cross-walks connect the project to City Hall, the Buford Community Center and Town Park, which consists of banquet and meeting space, a performing arts theater and outdoor amphitheater. Historic Buford and City of Buford High School are in walking distance.

Complimentary co-tenancy includes Dominicks Italian Restaurant, Friends Grill, Mathnasium, Shenanigans Hair Studio, State Farm Insurance, Mathnasium, Harness Dance Studio, Brand Bank, Amy Cates Dental Office, Sound of Music and Red Clay Interactive.

Retail and Restaurant space is available.

Buford Highway and Hamilton Road in Buford, GA. Project is directly across the street from the Buford Community Center and City Hall. Buford Highway is a major commuter highway. There is a traffic signal at the main intersection.

**Price: \$18.00 - \$28.00 /SF/YR**

- Beautifully constructed buildings
- Amazing architectural features
- Retail and dining are available
- A gated, upscale residential community is attached to the project
- Restaurants offer exterior patio seating
- Convenient to access with ample parking

View the full listing here: <https://www.loopnet.com/Listing/22-Buford-Village-Way-Buford-GA/38391576/>

Rental Rate:	\$18.00 - \$28.00 /SF/YR
Total Space Available:	4,072 SF
Max. Contiguous:	1,885 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	3
Frontage:	888' on Buford Hwy
Gross Leasable Area:	63,997 SF
Walk Score ®:	41 (Car-Dependent)
Rental Rate Mo:	\$1.50 /SF/MO

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## Listing spaces

1st Floor Ste 125

Space Available:	972 SF
Rental Rate:	\$18.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	Negotiable

Ideal for Office Use or Exercise Studio

Ste 213

Space Available:	1,885 SF
Rental Rate:	\$28.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN) \$5.14 per sq. ft.
Built Out As:	Restaurants And Cafes
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

Restaurant SpaceVery well ConditionedReady for Operation

Ste 313	Space Available:	1,215 SF
	Rental Rate:	\$22.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN) \$5.14 per sq. ft.
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

Viewable from Street and neighboring Friends Bar & GrillVery Visible from Main Street

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
A&R Flooring	-	May 2025
Dominick's Of Buford	-	May 2019
Friends Buford Grill	-	December 2021



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## Location



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## Property Photos



Primary Photo



Primary Photo



# Buford Village

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## Property Photos



Building Photo



Building Photo



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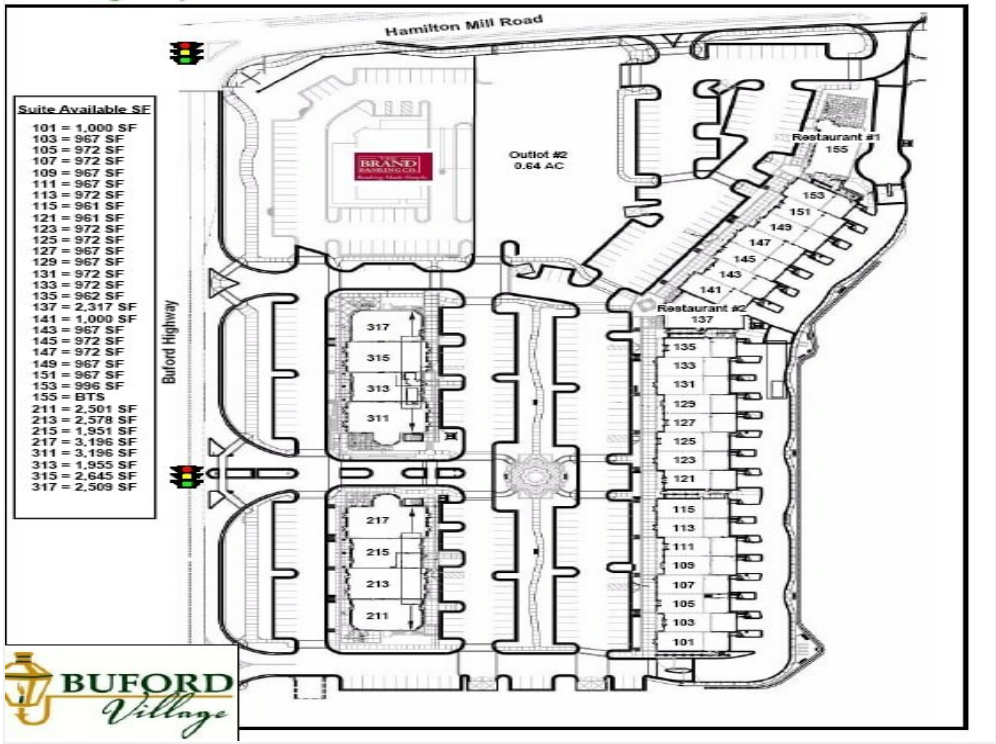
Context



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## Property Photos



Site Plan

# Buford Village

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**Daniel Min**

[info@cmcreg.com](mailto:info@cmcreg.com)

(470) 210-0106

**CMC Real Estate Group**

45 Old Peachtree Rd NW, Suite  
700

Suwanee, GA 30024

