



SUBJECT

FOR MORE
INFORMATION
PLEASE CONTACT

AUSTIN RYAN
770.729.2816
aryan@lavista.com

PHIL RYAN
770.729.2843
pryan@lavista.com

OVERVIEW

Lavista Associates, Inc. has been retained as the exclusive representative for the sale of 25 East Main Street NE in Buford, Georgia. The Property is positioned along Main Street in the heart of Downtown Buford, a highly visible and pedestrian-oriented corridor that serves as the city's primary retail, dining, and entertainment hub.

Located within walking distance of Buford's most established restaurants, boutiques, breweries, and civic amenities, the Property benefits from consistent foot traffic and strong daily activity driven by both residents and visitors. The surrounding area is supported by dense, affluent demographics and convenient access to major roadways including Buford Highway (US-23), I-85, I-985, and GA-20, providing seamless connectivity throughout Metro Atlanta.

The Property benefits from direct access to a city-owned, four-story parking deck offering approximately 256 spaces of free public parking. The building's layout is well suited for an owner-user, while also allowing the opportunity to occupy the upper two levels while leasing the lower level to a complementary tenant.

Downtown Buford continues to experience reinvestment and growth driven by city-led improvements, nearby residential development, and sustained demand for walkable, mixed-use environments. The City of Buford has demonstrated a strong and ongoing commitment to the continued enhancement of its downtown core. This commitment is reflected in the City's strategic initiative, *"Take Downtown Buford to the Next Level,"* which outlines long-term improvements designed to further strengthen the surrounding area.

PROPERTY DETAILS

Address	25 East Main Street NE Buford, Georgia 30518
Total SF	6,686 SF
Main Level	2,218 SF
Upper Level	2,250 SF
Lower Level	2,218 SF
Land Area	0.06 AC
County	Gwinnett
Zoning	C2- General Business District
Parcel ID	R7295 020
Year Built	1880
Condition	Recently Renovated
Current Use	Office
Parking	<ul style="list-style-type: none"> ◆ Curbside parking along E Main Street ◆ Public parking deck on E Jones Alley





PRIME DOWNTOWN BUFORD LOCATION

The Property is located on East Main Street in the heart of Downtown Buford, offering exceptional visibility, walkability, and access to the city's most active retail, dining, and entertainment destinations.



IDEAL OWNER-USER OR INVESTMENT OPPORTUNITY

The Property is well suited for an owner/user or investor seeking a presence in a proven downtown environment, with flexibility for a variety of uses including retail, office, or restaurant concepts.



STRONG DEMOGRAPHICS

The surrounding trade area boasts a population of 120,916 and an average household income of \$126K within a 5-mile radius.



HIGH-TRAFFIC, PEDESTRIAN-ORIENTED CORRIDOR

East Main Street serves as the primary commercial spine of Downtown Buford, benefiting from strong daily traffic counts, consistent foot traffic, and proximity to city parking and public amenities.



ACCESS TO MAJOR ROADWAYS

Convenient access to Buford Highway (US-23), I-85, I-985, and GA-20 provides seamless connectivity to the greater Metro Atlanta area, Lake Lanier, Mall of Georgia, and surrounding residential communities.



SURROUNDED BY RETAIL, DINING, & AMENITIES

Located steps from established local restaurants, boutiques, breweries, and civic attractions, the Property benefits from Downtown Buford's vibrant, experience-driven atmosphere.

SUBJECT

PHOTOGRAPHS - EXTERIOR



FRONT OF BUILDING



REAR OF BUILDING



MAIN STREET

PHOTOGRAPHS - INTERIOR MAIN LEVEL



PHOTOGRAPHS - INTERIOR UPPER LEVEL



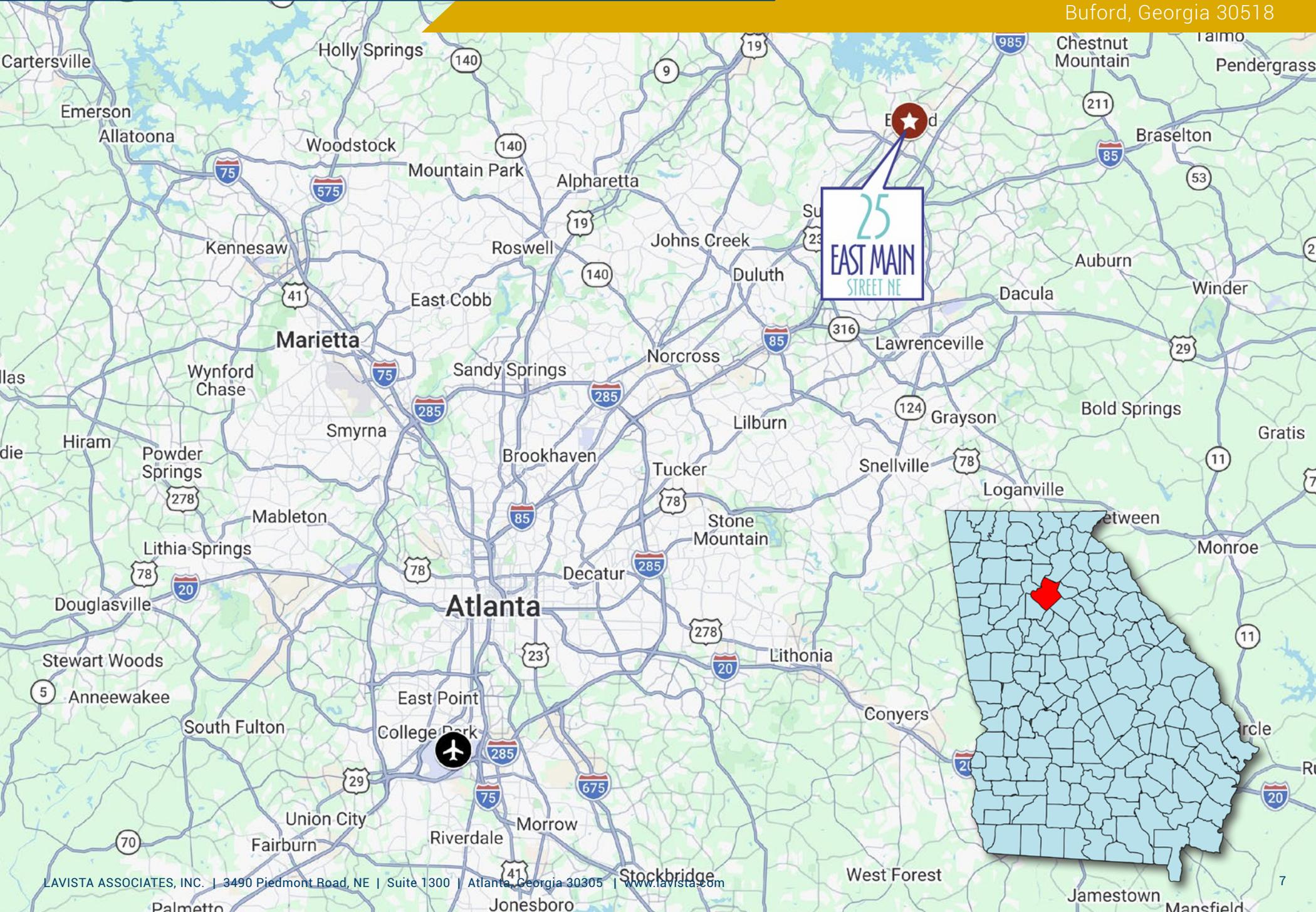
ABOUT THE AREA

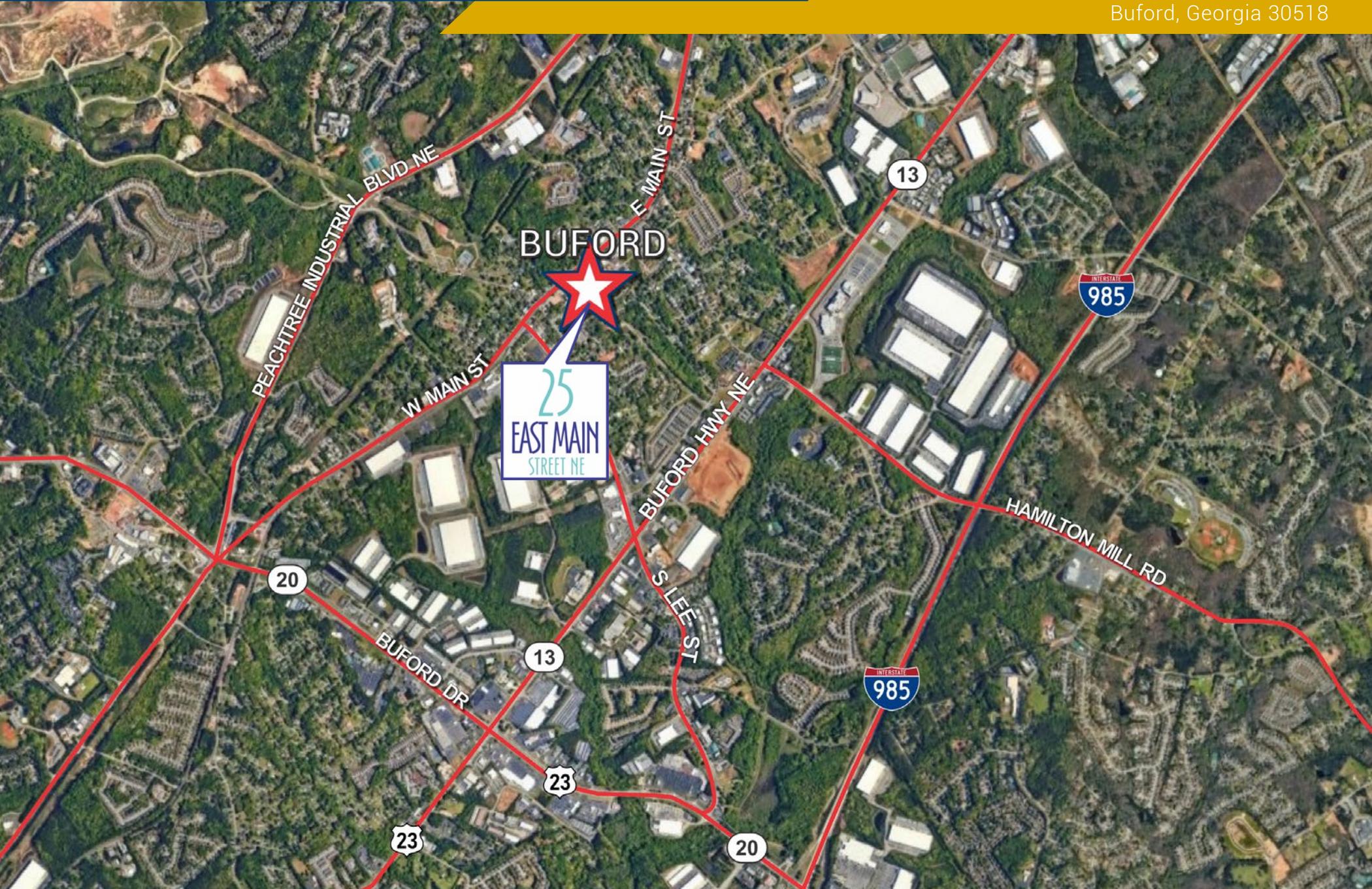
Historic Buford represents a compelling investment environment supported by a balanced live-work-play dynamic, strong local identity, and sustained economic growth. The city offers a diverse mix of retail, dining, professional services, and cultural amenities, creating consistent demand from residents, visitors, and business owners alike.

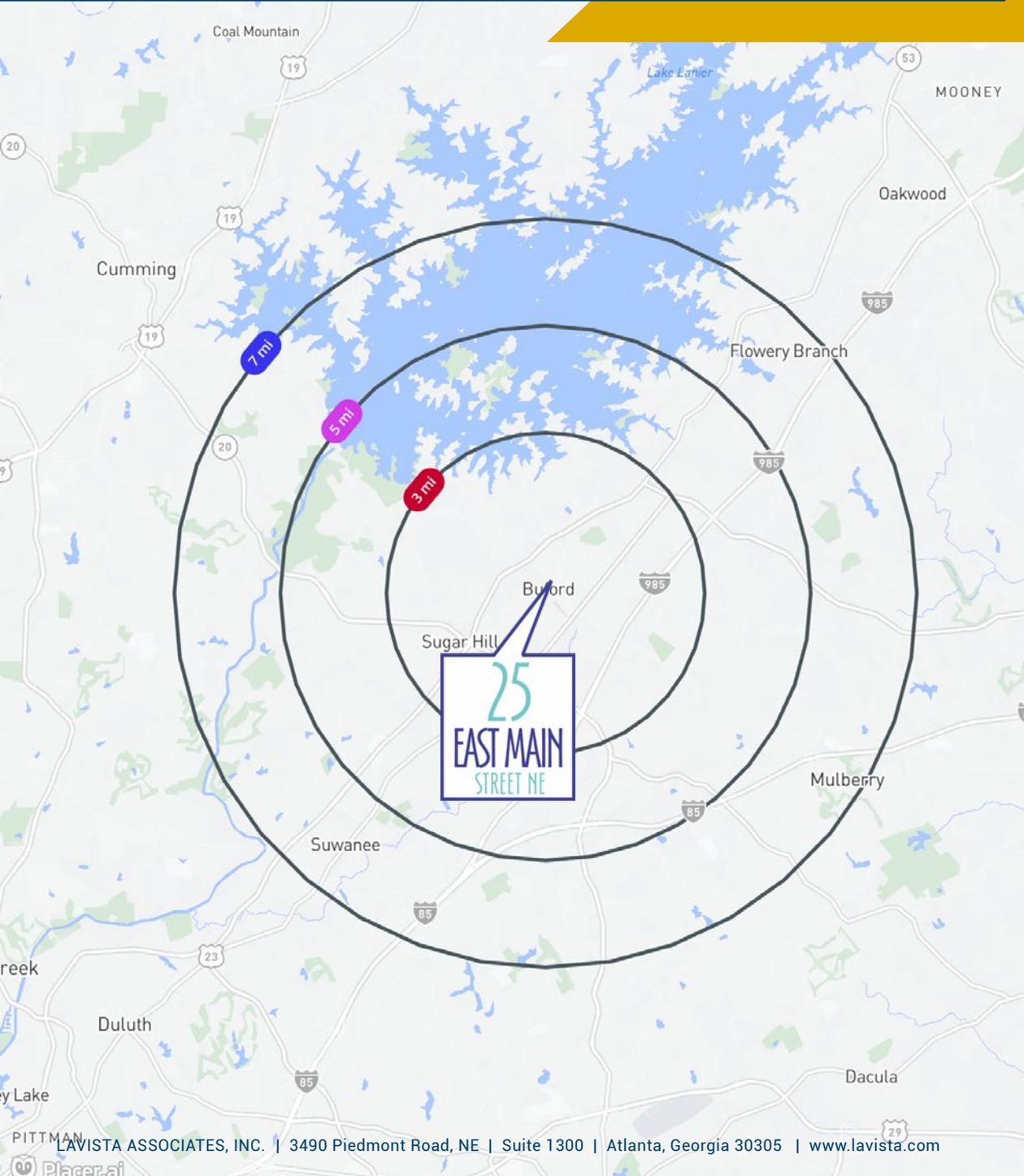
Buford's established downtown district, where thoughtfully preserved architecture and locally owned businesses contribute to a highly walkable and experience-driven commercial setting. Main Street serves as a focal point for dining, specialty retail, and community activity, reinforcing long-term tenant appeal and consumer engagement.

Buford's combination of historic character, active downtown, and strategic access to the broader Metro Atlanta market positions it as a stable and attractive location for investors seeking durable fundamentals, lifestyle-oriented demand, and long-term value preservation.









POPULATION

3-mile	47,805
5-mile	120,916
7-mile	236,874



HOUSEHOLDS

3-mile	16,044
5-mile	40,057
7-mile	78,642



AVERAGE HOUSEHOLD INCOME

3-mile	\$109,169
5-mile	\$126,149
7-mile	\$134,078



MEDIAN HOME VALUE

3-mile	\$401,244
5-mile	\$478,895
7-mile	\$497,617



EMPLOYEES

3-mile	25,315
5-mile	64,925
7-mile	128,489



TRAFFIC VOLUME

E Main St NE	7,871 VPD
S Lee St	7,778 VPD
S Hill St	8,607 VPD

Source: Placer.ai



FOR SALE

Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

25 East Main Street NE
Buford, Georgia 30518

LAVISTA ASSOCIATES, INC.

3490 Piedmont Road NE, Suite 1300
Atlanta, Georgia 30305
770.448.6400

lavista.com

AUSTIN RYAN

Associate Director

770.729.2816 (o)

aryan@lavista.com

PHIL RYAN

Senior Director

770.729.2843 (o)

pryan@lavista.com

CONNECT WITH US

