



±2,250 SF Medical Office Suite For Lease



3700 Ridge Rd, Buford, GA 30015



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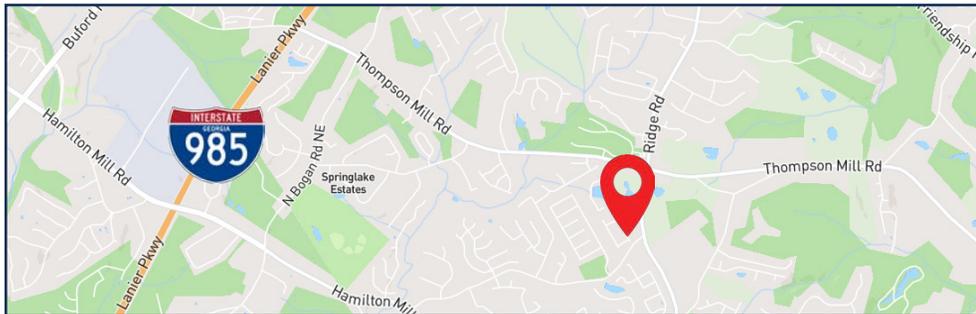


Property Overview

Bull Realty, Inc. is pleased to offer the opportunity to lease a ±2,250 SF build-to-suit medical office suite in a stand-alone medical office building located in Buford, Georgia. This property has great visibility, dedicated parking with building and monument signage opportunities. This location is excellent for medical providers looking to expand operations and services in the Buford, GA area. Current tenants include McKenzie Family Dentistry and Buford Pediatrics.

Highlights

- 1st generation build-to-suit medical space with generous tenant improvement allowance
- 61 dedicated surface parking spaces
- Excellent visibility from Ridge Road with monument and building signage opportunities
- Ideal location for medical providers currently serving or looking to expand in the Northern Gwinnett market



 *Virtual Walkthrough Video*

 *Drone Video*



ADDRESS

3700 Ridge Rd
Buford, GA 30315



AVAILABLE SPACE

±2,250 SF



AVAILABILITY

Immediate



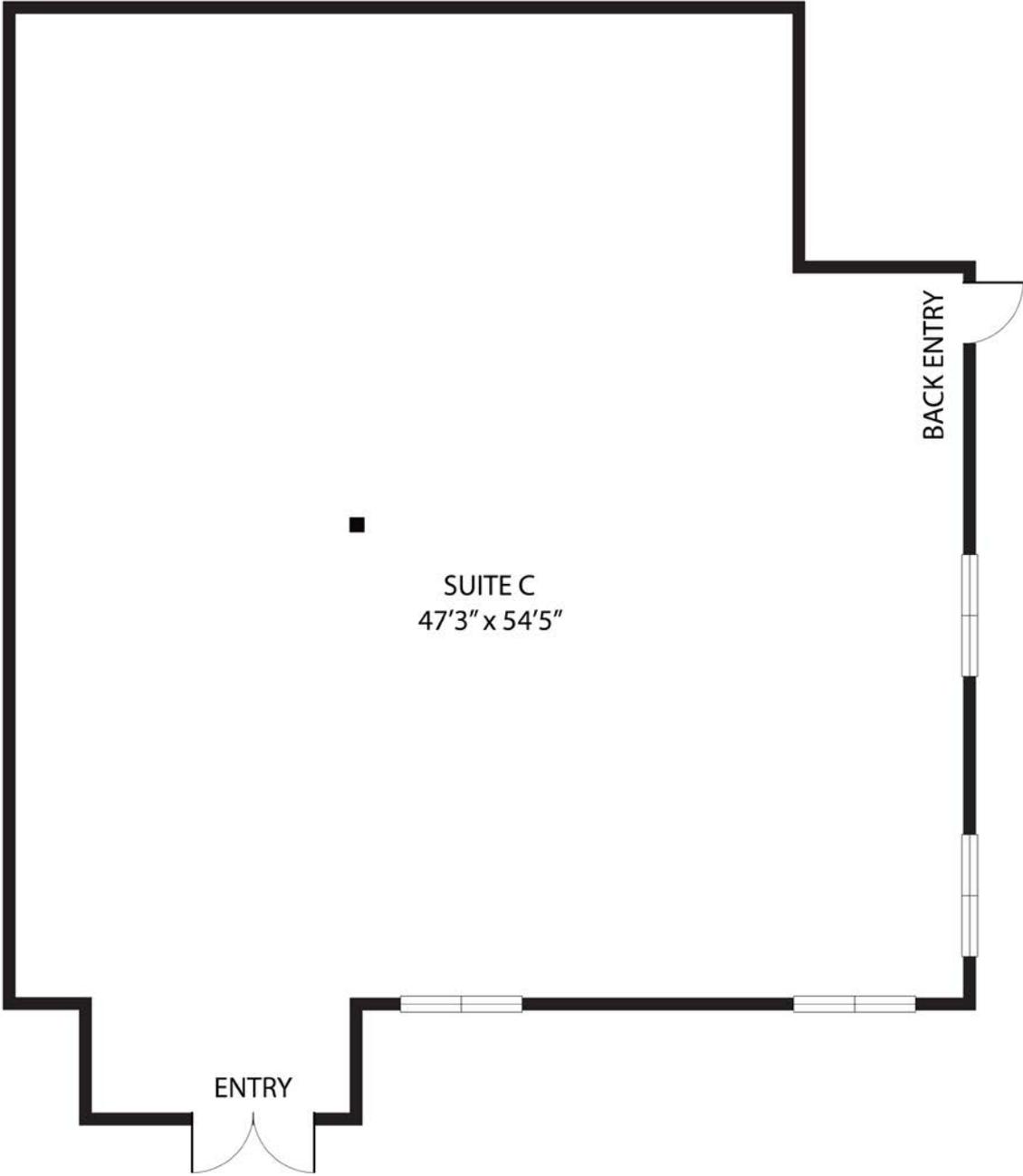
LEASE RATE

\$25/SF/YR (NNN)

Property Information

Address	3700 Ridge Rd Buford, GA 30015
County	Gwinnett
Available Space	±2,250 SF
Building Size	±10,200 SF
Site Size	±1.25 AC
Zoning	OI
Year Built	2008
Number of Floors	1
Signage	Monument
Parcel ID	R1004 802

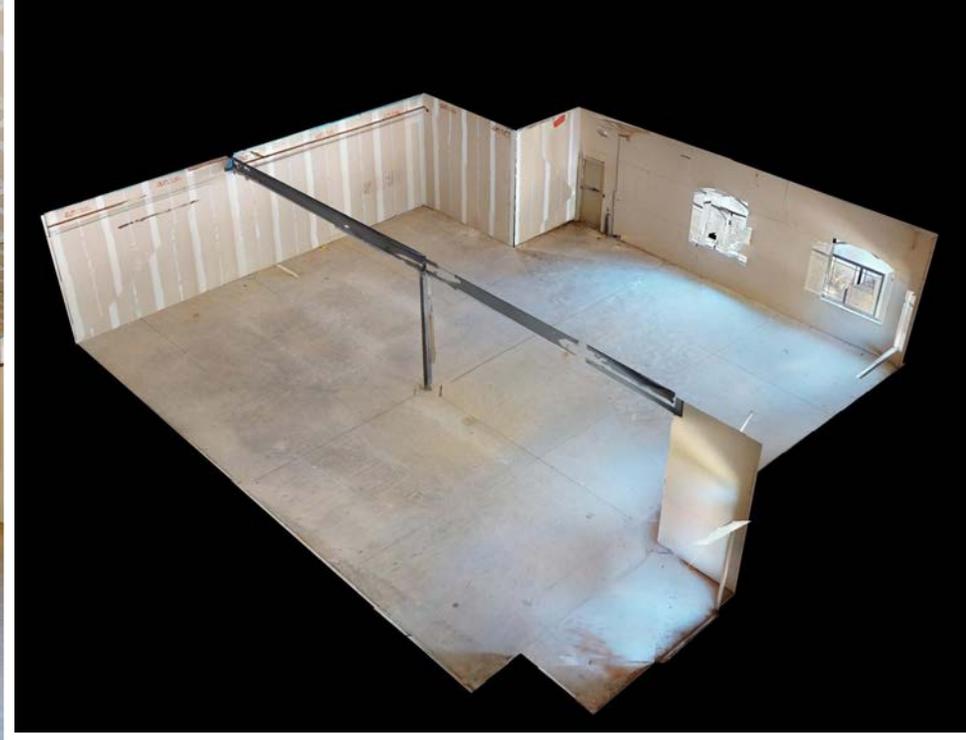
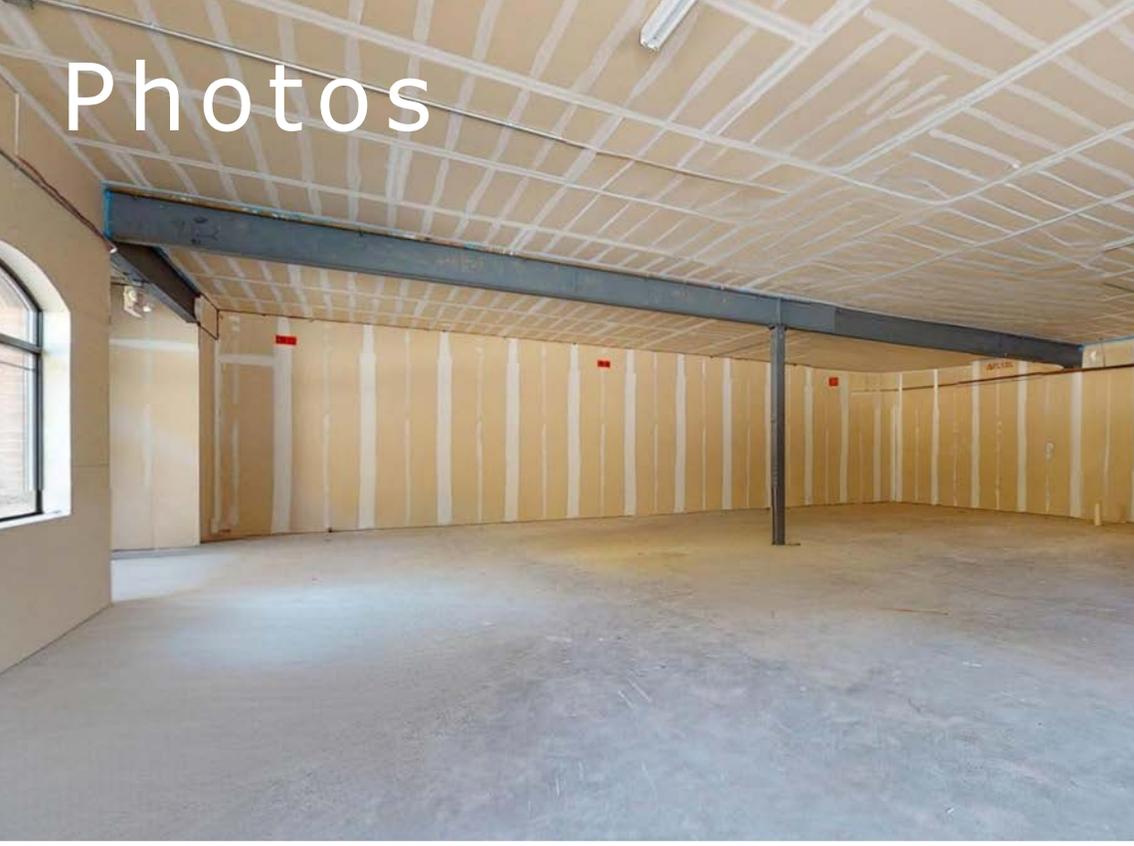
Floor Plan - Suite C



Photos



Photos



In The Area

This block contains two red-bordered boxes listing nearby businesses and medical facilities. The left box lists retail and food service brands, while the right box lists various medical centers and hospitals.

- Left Box (Retail/Food):** THIRTY SEVEN, DQ, TOAST & JAM COMMUNITY, BRIGHTSIDE COFFEE, CVS, DOLLAR GENERAL.
- Right Box (Medical):** Cardenia Medical Care, KAISER PERMANENTE, Buford Care, GWINNETT CLINIC, SOUTHEAST MEDICAL GROUP, GRUPO IMMEDIATECARE, NORTHSIDE HOSPITAL, Northeast Georgia Health System.

SUBJECT PROPERTY

This block contains a blue-bordered box listing retail and food service brands.

- Box (Retail/Food):** at home, Goodwill of North Georgia, OLLIE'S, McDonald's, AutoZone, TACO BELL.

This block contains a red-bordered box listing medical facilities.

- Box (Medical):** PRIME HEALTH MEDICAL CENTER, PEACHTREE IMMEDIATECARE, EMORY HEALTHCARE NETWORK.

This block contains a red-bordered box listing medical facilities.

- Box (Medical):** Horizons HEALTH SERVICES LLC, NORTHSIDE URGENT CARE, EXCELSIOR HEALTHCARE, FAMILY PRACTICE CENTER.

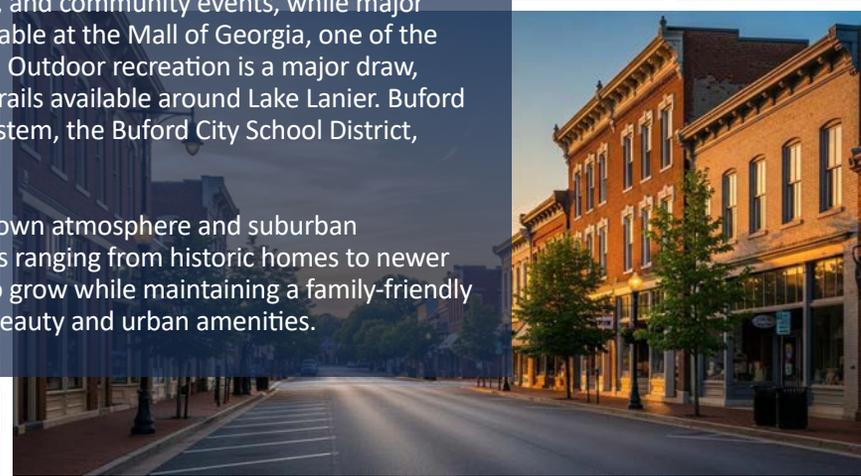
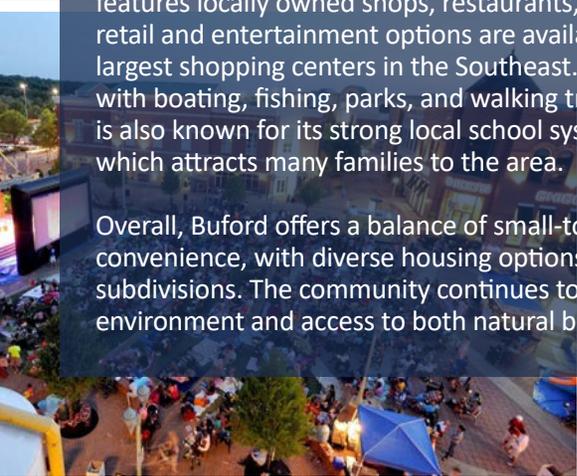
About The Area

Buford, GA

Buford is a growing suburban city located in the northeastern part of the Metro Atlanta area, primarily in Gwinnett County with a small portion extending into Hall County. Situated along the southern shore of Lake Lanier, Buford offers a mix of scenic outdoor access and convenient suburban living. It is about 30 miles north of Atlanta and is easily accessible via Interstate 85 and Interstate 985, making it a practical location for commuters while still maintaining a quieter community feel.

The area blends historic charm with modern development. Downtown Buford features locally owned shops, restaurants, and community events, while major retail and entertainment options are available at the Mall of Georgia, one of the largest shopping centers in the Southeast. Outdoor recreation is a major draw, with boating, fishing, parks, and walking trails available around Lake Lanier. Buford is also known for its strong local school system, the Buford City School District, which attracts many families to the area.

Overall, Buford offers a balance of small-town atmosphere and suburban convenience, with diverse housing options ranging from historic homes to newer subdivisions. The community continues to grow while maintaining a family-friendly environment and access to both natural beauty and urban amenities.



Demographics



POPULATION

1 MILE	3 MILES	5 MILES
7,898	45,135	129,267



HOUSEHOLDS

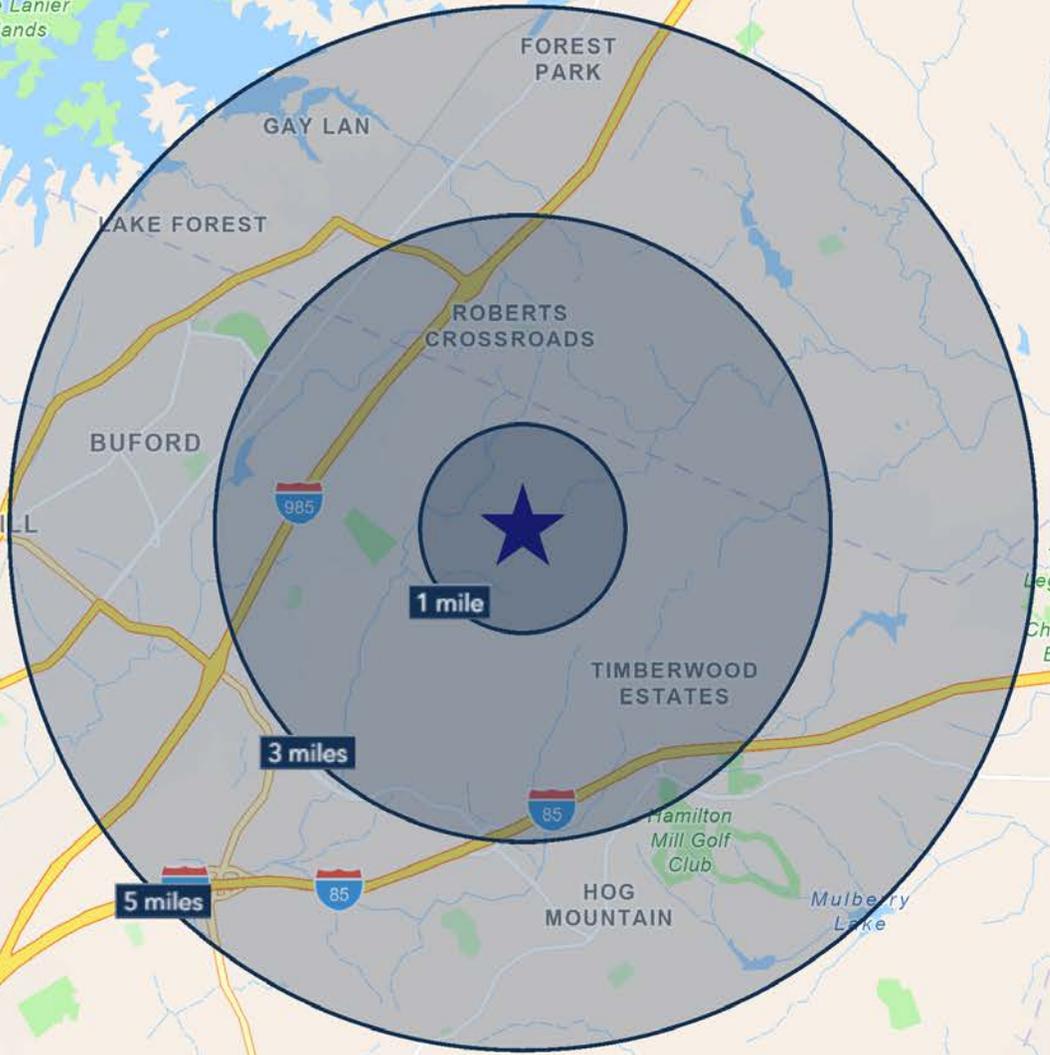
1 MILE	3 MILES	5 MILES
2,555	14,071	42,423



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$149,285	\$135,849	\$133,490

Source: 2025 ESRI



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Broker Profile



LINDSAY BRERETON, CCIM
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404-876-1640 x 106

Lindsay is a seasoned commercial real estate professional specializing in healthcare real estate. With more than 25 years of industry experience, she provides strategic advisory services including tenant representation, site selection, and project leasing, delivering value to private practice physicians, healthcare systems, investors, and institutional owners through data-driven decision making and deep market expertise.

Prior to her current role, Lindsay provided advisory services in representing REITs and Georgia-based health systems in the comprehensive management of medical office building portfolios. Her responsibilities included oversight of annual operating budgets, financial reporting, lease negotiations, tenant improvements, vendor procurement, and execution of capital initiatives. Earlier in her career, Lindsay worked with Turner Construction Company's San Francisco and Atlanta business units, gaining hands-on experience in construction and project management across multiple phases of commercial development.

Lindsay holds the Certified Commercial Investment Member (CCIM) designation and is a member of the CCIM Institute, National Association of Realtors, Women In Healthcare, and the Greater North Fulton Chamber of Commerce. A proud veteran of the United States Navy Reserves, she served as a Naval Officer in the Civil Engineer Corps. Lindsay earned a degree in Civil Engineering from California State University, Sacramento and remains actively engaged in community service.



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