



The Marketplace at Lake Lanier

922 Gainesville Hwy, Buford, GA 30518

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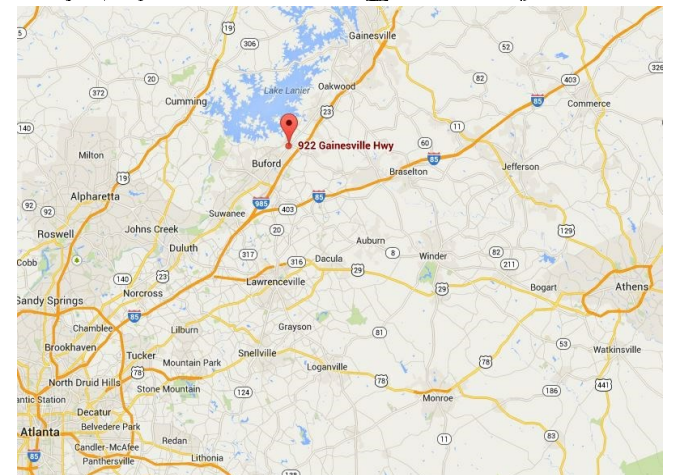
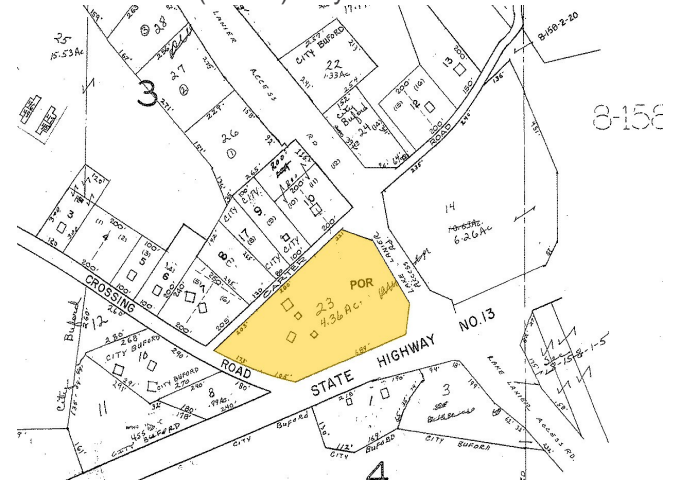


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\$17.00 /SF/YR

Excellent location on Corner of Gainesville Hwy. (Buford Hwy) and Lanier Parkway (Friendship Road off of I 985) across from Amazon distribution center and QT gas station....

- across from new Amazon distribution center and QT at crossing of Lake Lanier Parkway/ Flowery branch and Gainesville (Buford) Hwy.



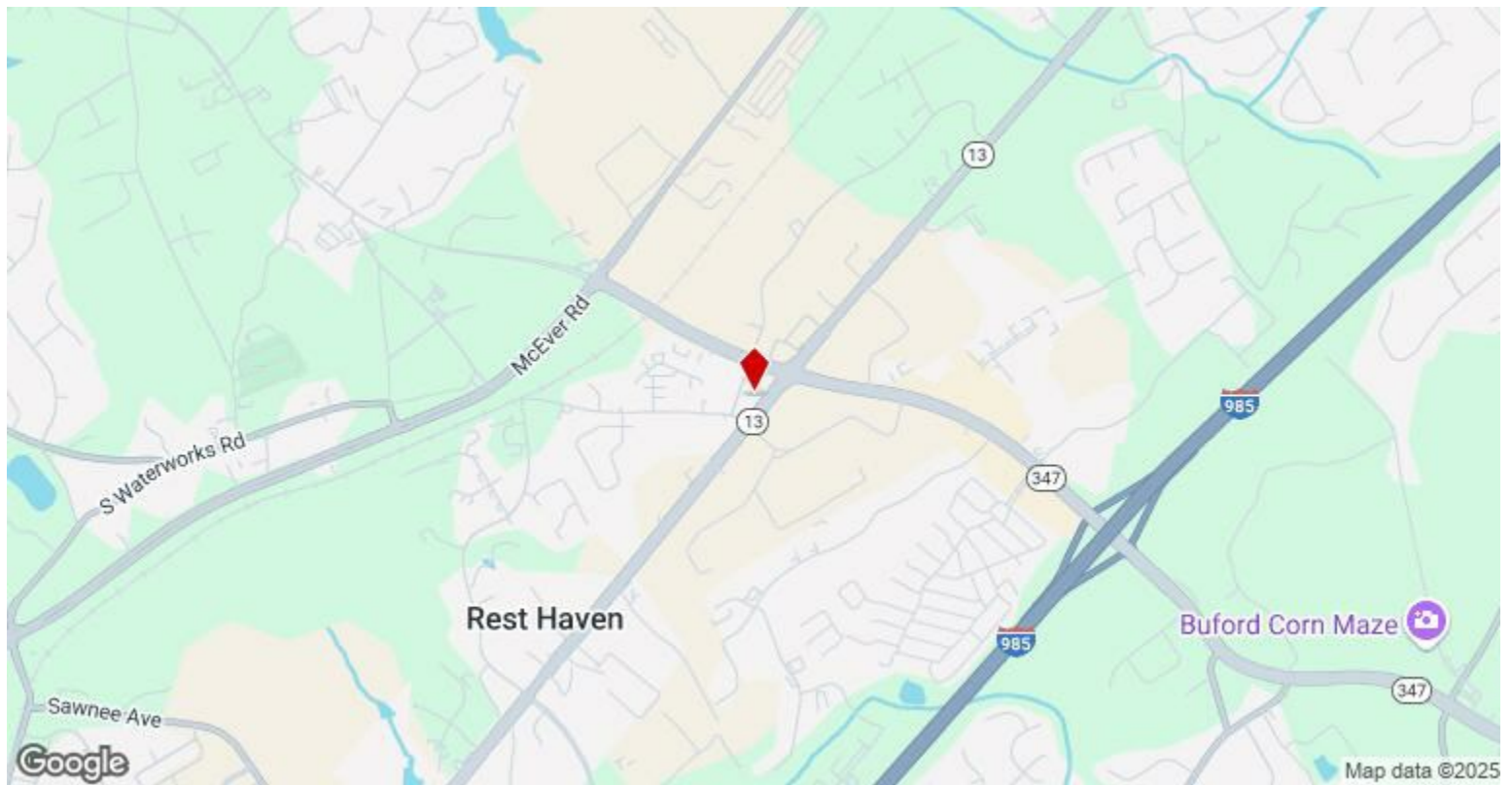
Rental Rate:	\$17.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	11
Center Properties:	1
Frontage:	269' on Gainesville (Atlanta) Hwy
Gross Leasable Area:	16,000 SF
Walk Score ®:	30 (Car-Dependent)
Rental Rate Mo:	\$1.42 /SF/MO

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1st Floor Ste 101-102

Space Available	1,800 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Physical Therapy
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Currently occupied by fitness studio, can be used for physical therapy or similar use, retail, convert in to restaurant and open to any other use. Located right across from Amazon facility and intersection of Lanier Parkway (Friendship Road) and Gainesville Hwy. (Buford Hwy.) High visibility on Buford Hwy.



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Property Photos



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Interior Photo



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