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REAL ESTATE

92 East Main Street Northeast | Buford, GA 30518

DAVID GRIFFIN, MAI, SRA, AI-GRS

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Retail Space for Sale/Lease

92 East Main Street Northeast, Buford, GA 30518



Property Description

Discover an exceptional investment opportunity in the vibrant Buford area. This premier property offers a prime location for a retail or office building, with convenient access to key amenities and a strong sense of community. Boasting a strategic position in this growing commercial hub, the property presents a compelling prospect for investors seeking a high-potential asset in a sought-after location. Take advantage of this rare chance to secure a valuable asset in a thriving market.

Property Highlights

- Building also available for sale.
- Building available for occupancy in January, 2026.
- Leasehold Interest as the Site is Ground Leased from Norfolk Southern.
- Building Available for occupancy in January, 2026.

Offering Summary

Sale Price:	\$275,000
Lease Rate:	\$2,500.00 per month (MG)
Available SF:	1,172 SF
Building Size:	1,172 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	152	600	1,483
Total Population	421	1,688	4,301
Average HH Income	\$61,205	\$63,213	\$69,243

Presented By:

David Griffin, MAI, SRA, AI-GRS

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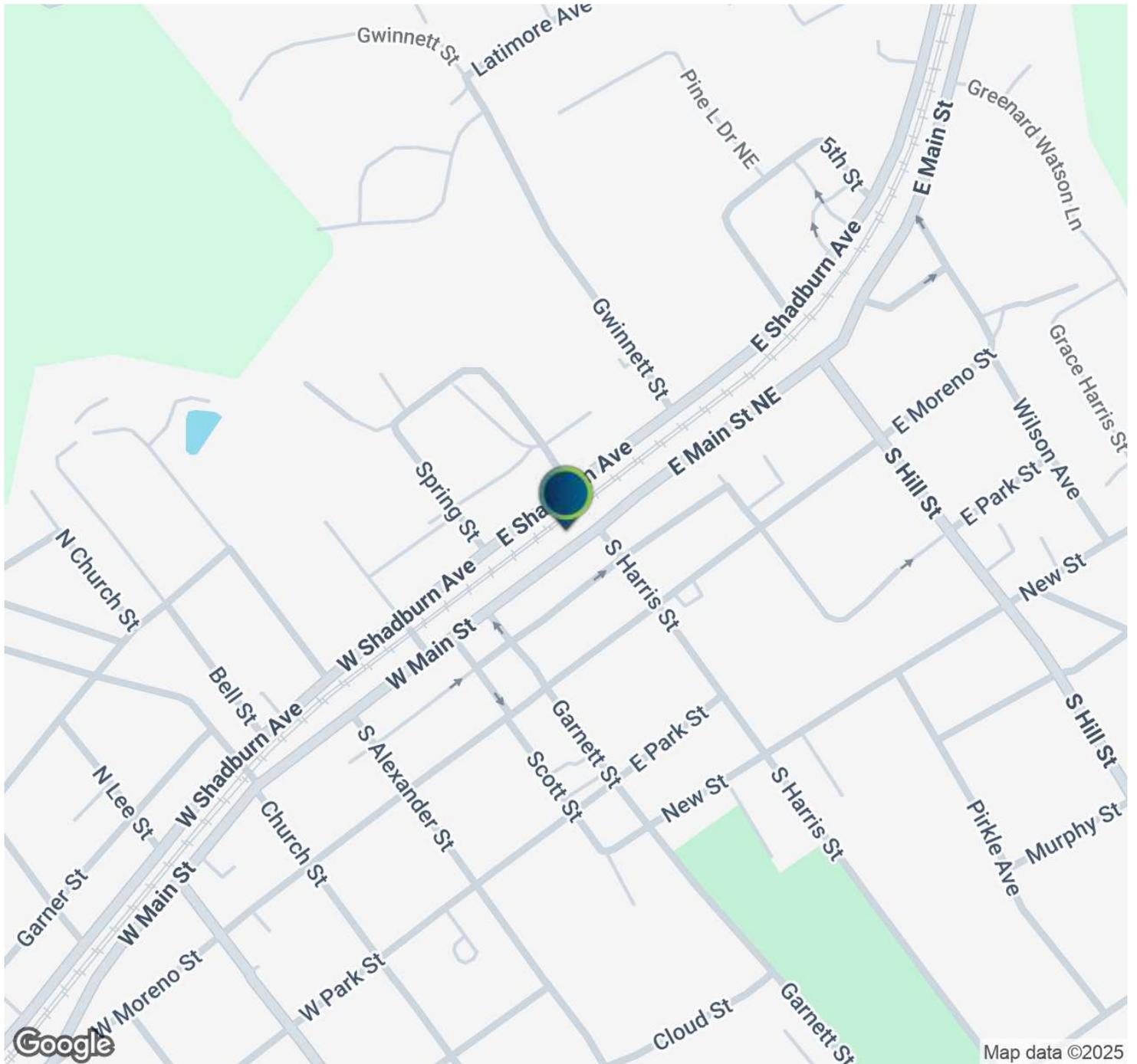
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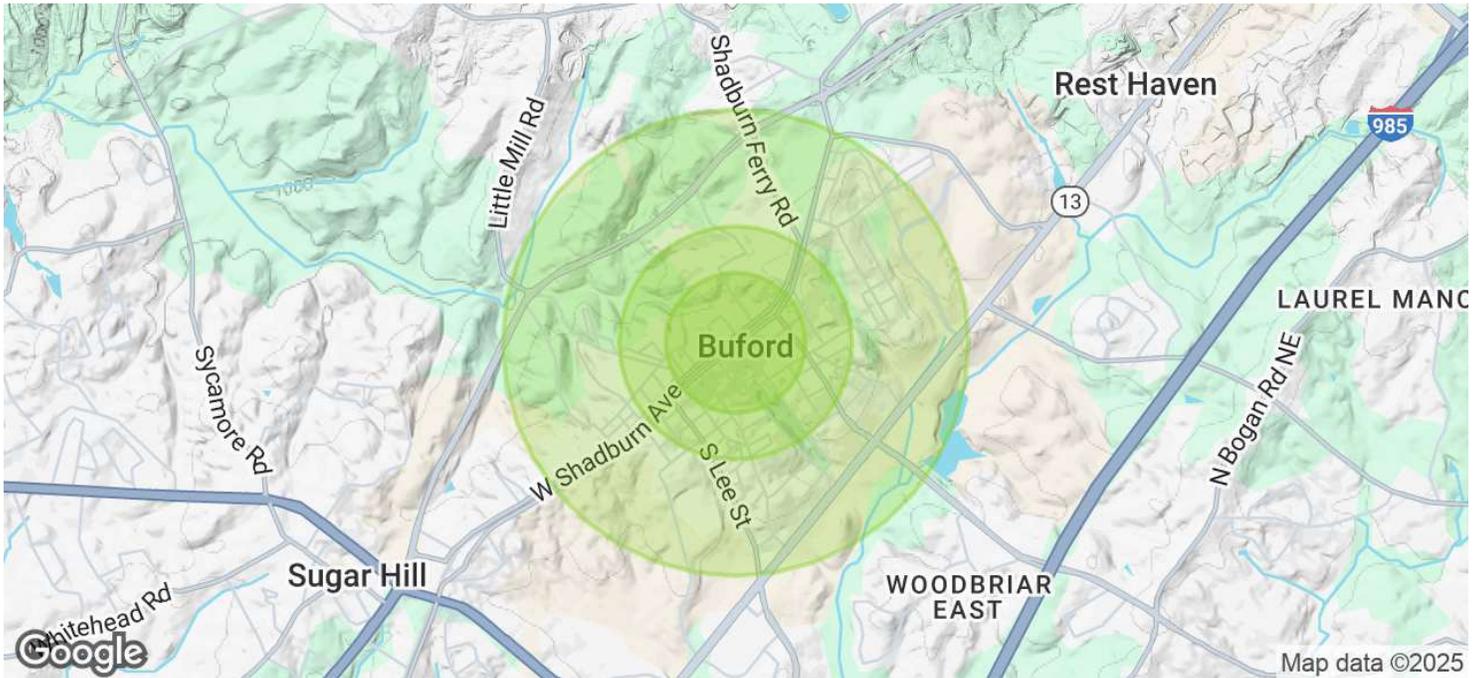
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	421	1,688	4,301
Average Age	40	39	39
Average Age (Male)	38	38	37
Average Age (Female)	41	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	152	600	1,483
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$61,205	\$63,213	\$69,243
Average House Value	\$354,593	\$359,279	\$373,634

Demographics data derived from AlphaMap

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