

BRAND Real Estate Services

BIRCH HOUSE

SWQ OF BUFORD DRIVE & ROCK SPRINGS ROAD

Project Overview

SWQ of Buford Dr. and Rock Springs Rd.

6,000 SF

Retail & Restaurant Space

307

Luxury Multi-Family Units

1

Outparcel Available

17.5-acre mixed use development under construction within the thriving Buford Drive corridor of Gwinnett County

The multi-family units and the 6,000 SF of retail will be delivered between Q2 2026 – Q1 2027

The development is situated in between Northside Hospital's new 100,000 SF Buford facility which opened in Q2 2024 and Coolray Field – home of the Gwinnett Stripers (AAA affiliate of the Atlanta Braves)

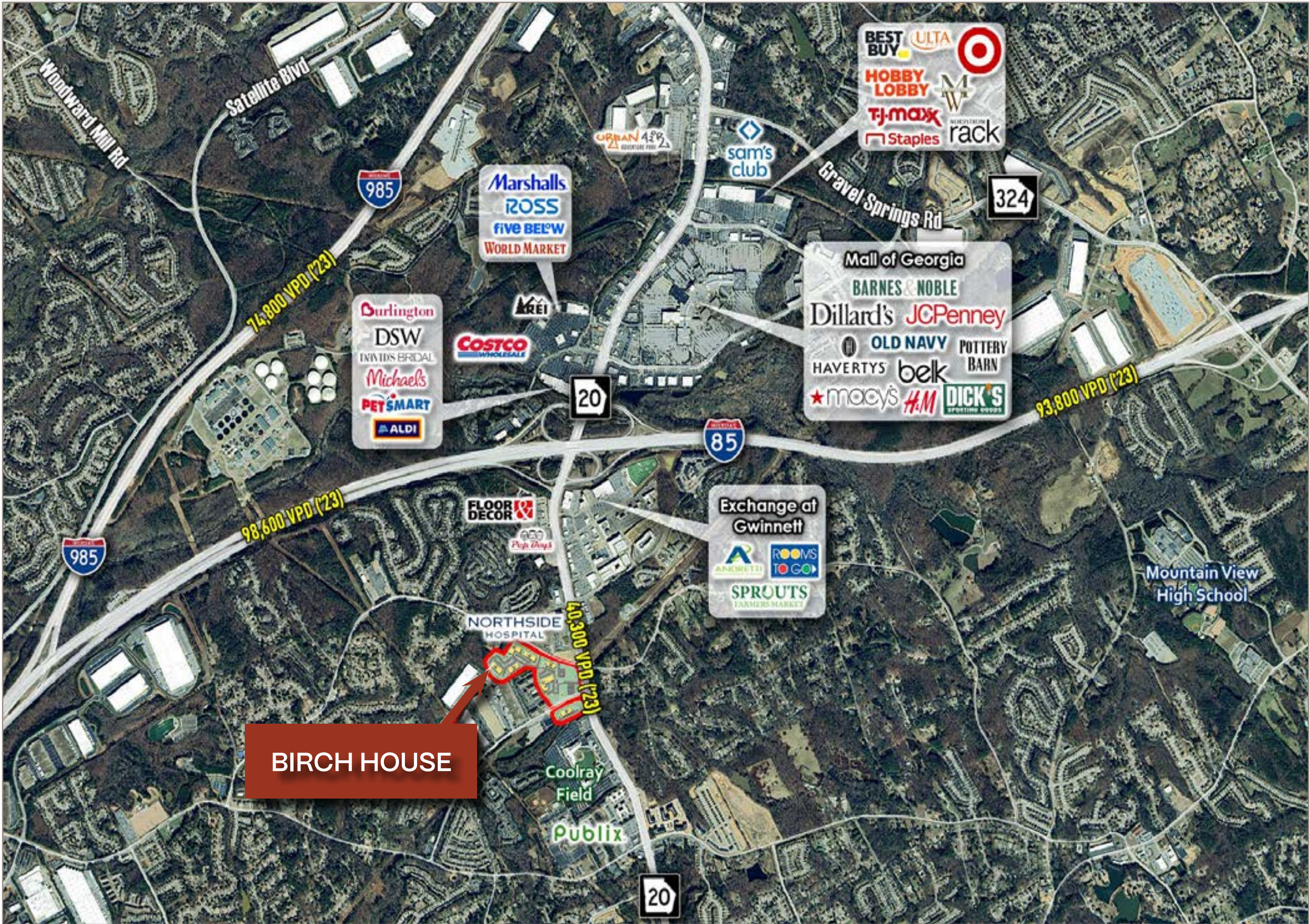
Buford Drive carries over 40,000 cars per day



Demographics

SWQ of Buford Dr. and Rock Springs Rd.

	1 MILE	3 MILES	5 MILES
Population	10,131	60,535	172,069
Daytime Employment	6,293	52,204	163,571
HH Income	\$112,080	\$132,642	\$135,404

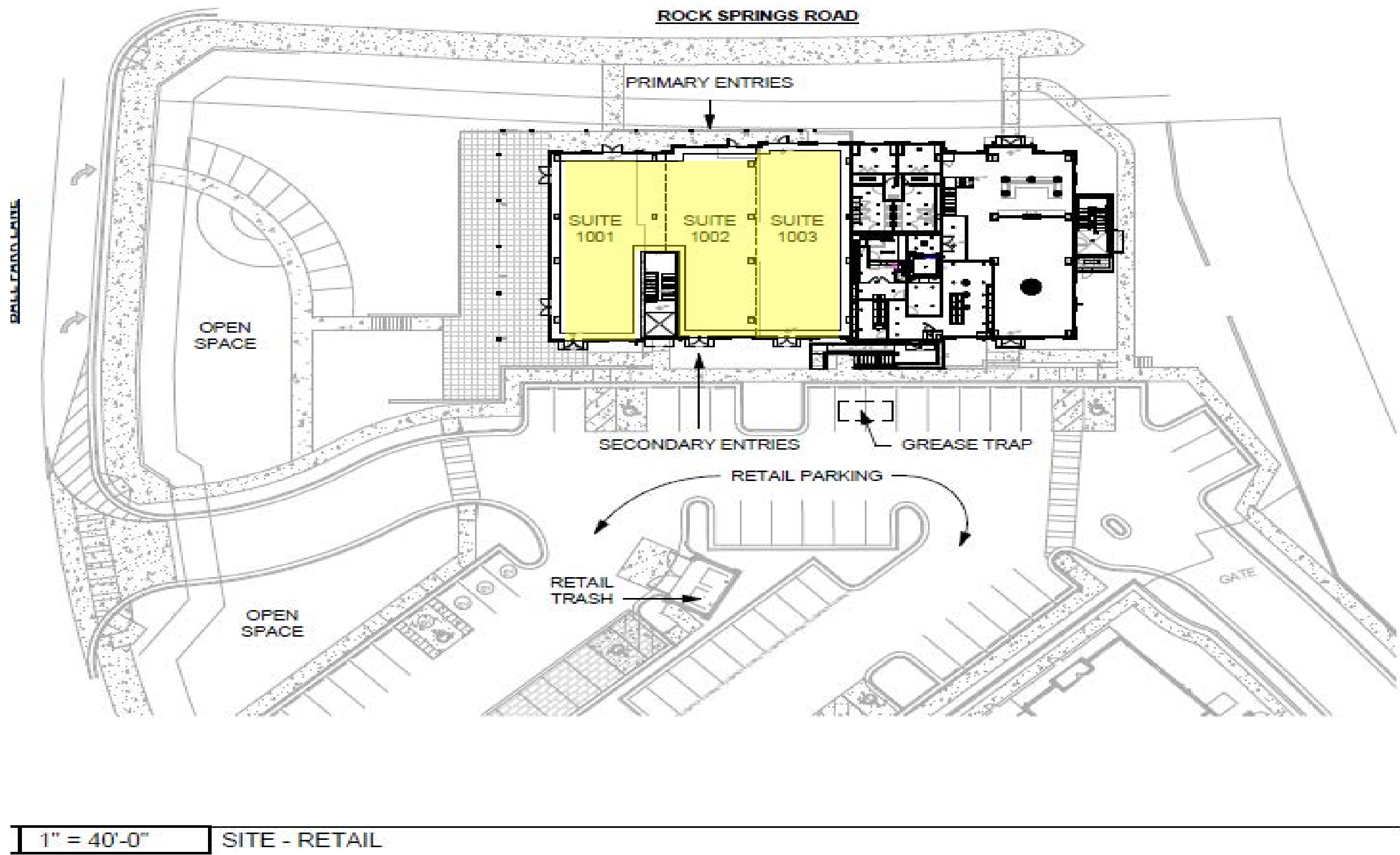




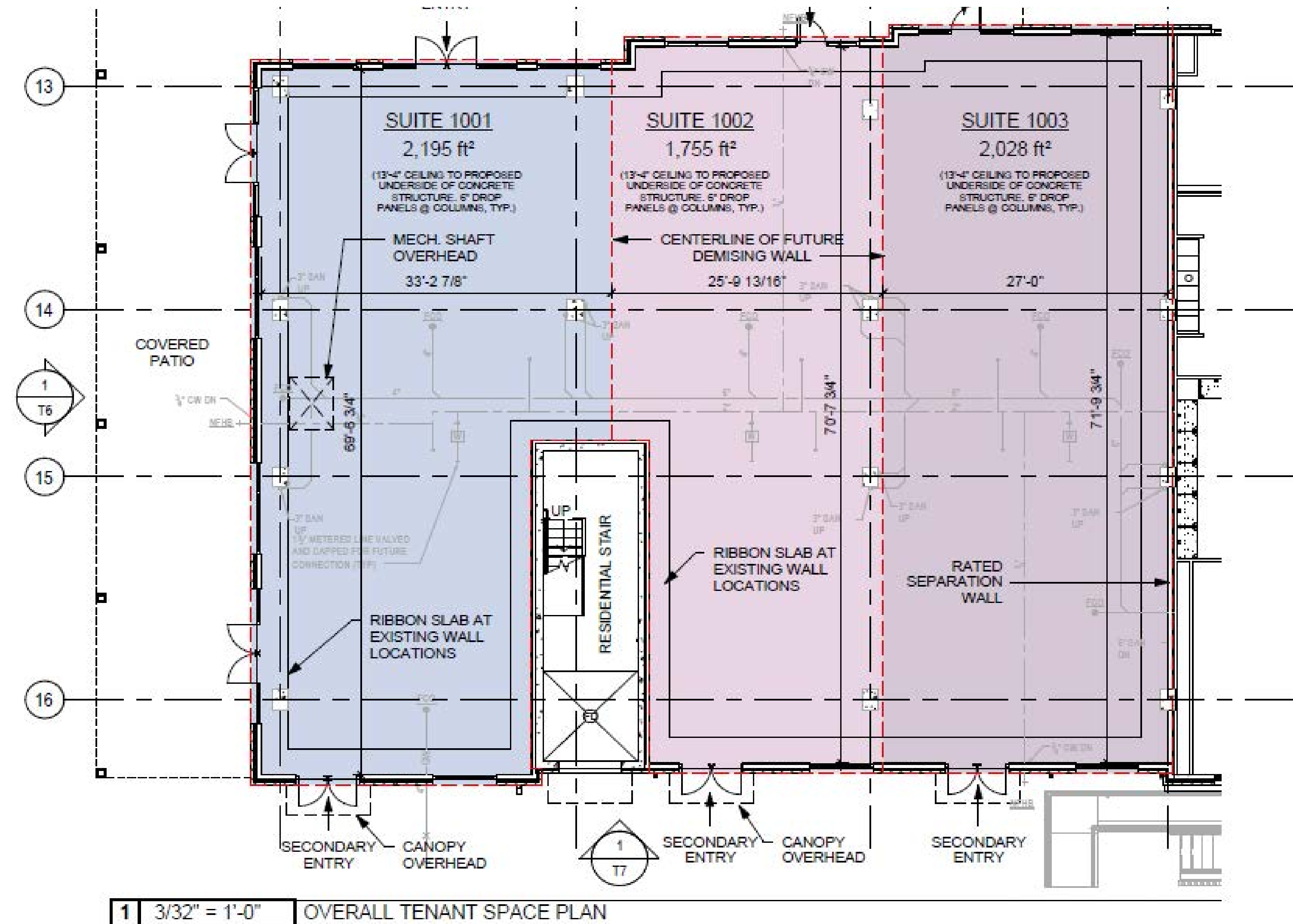
Site Plan

735 N. Main St (Hwy. 9)

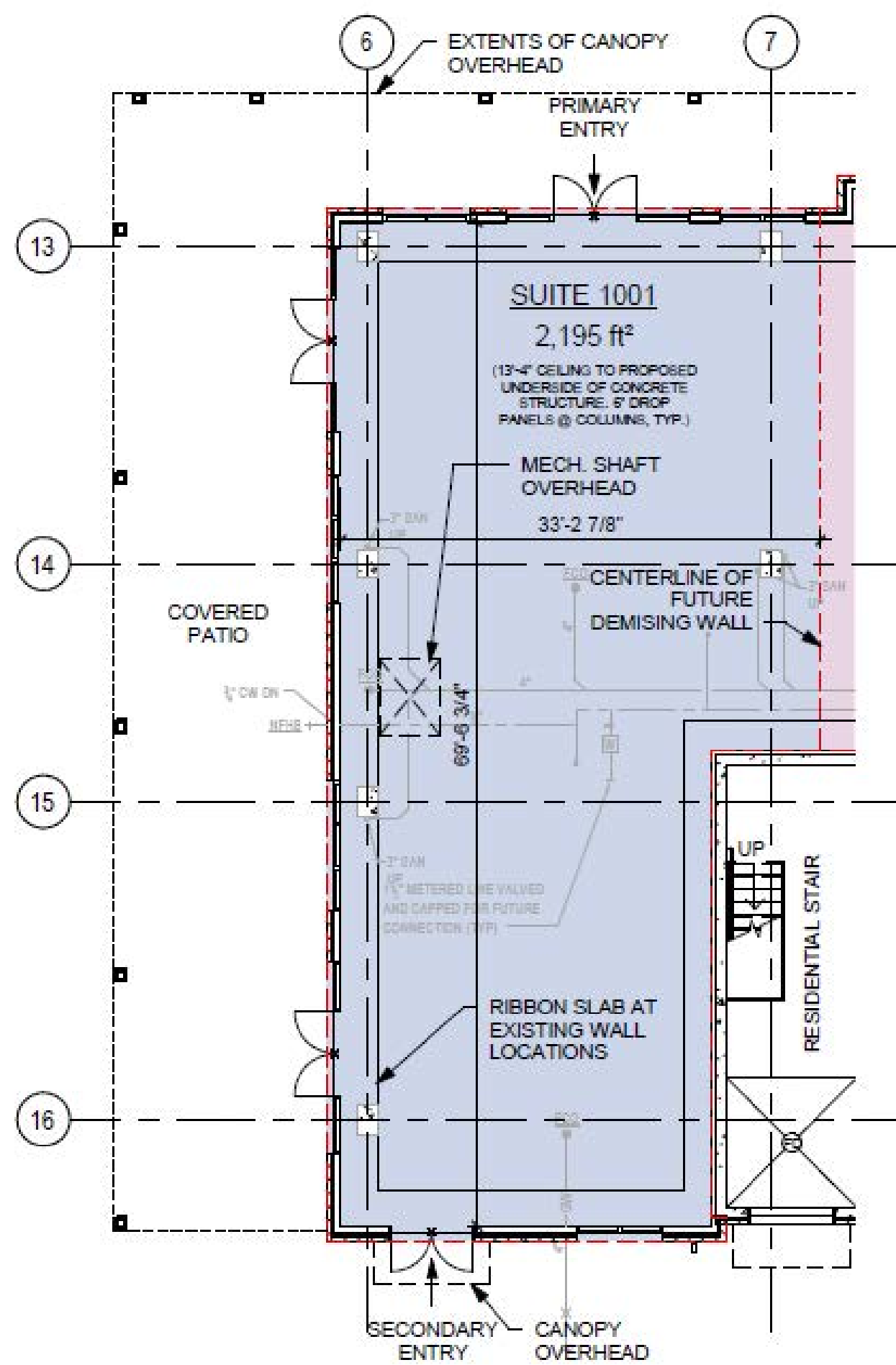
RETAIL PLAN



OVERALL TENANT SPACE

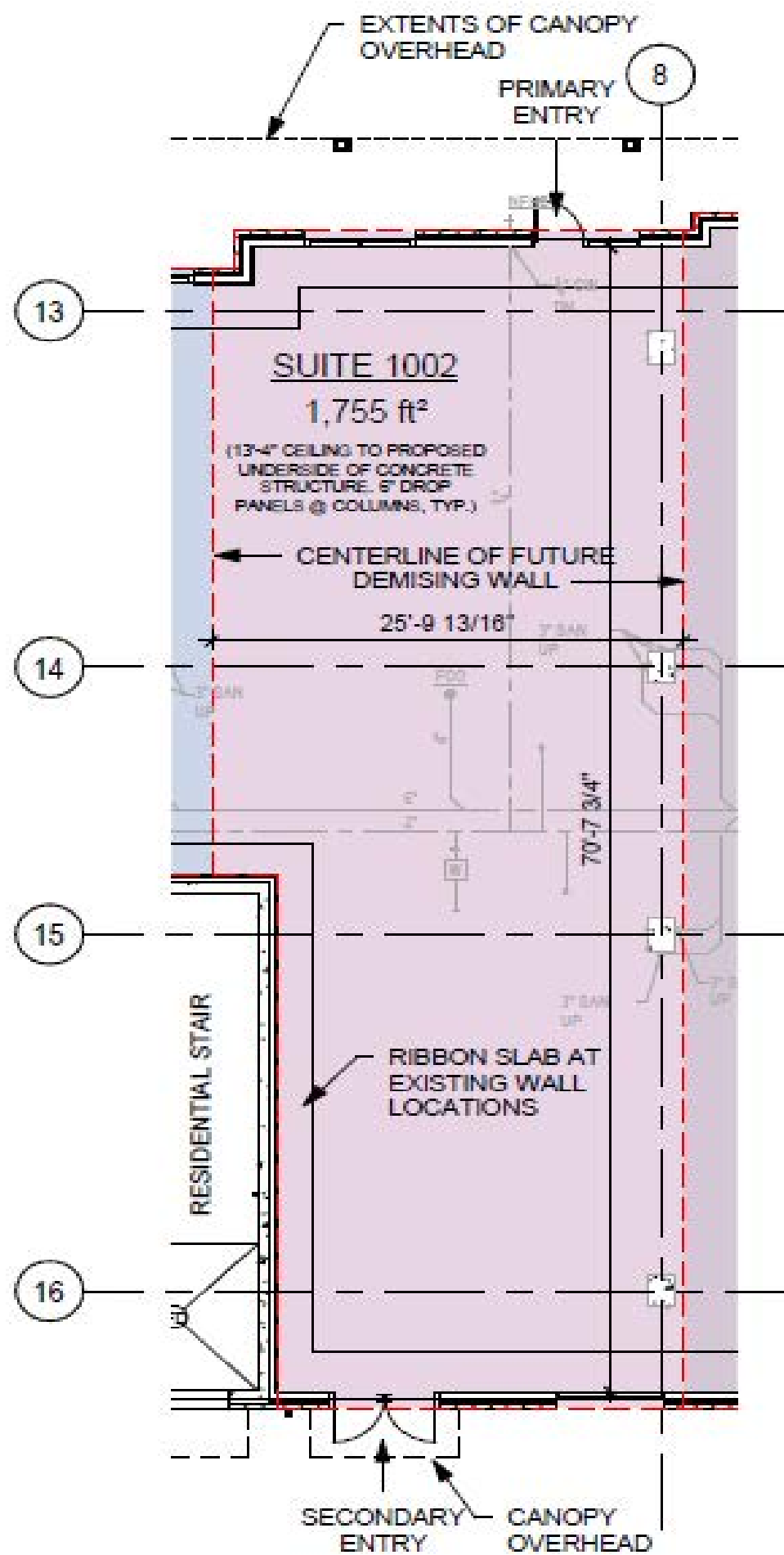


SUITE 1001 PLAN



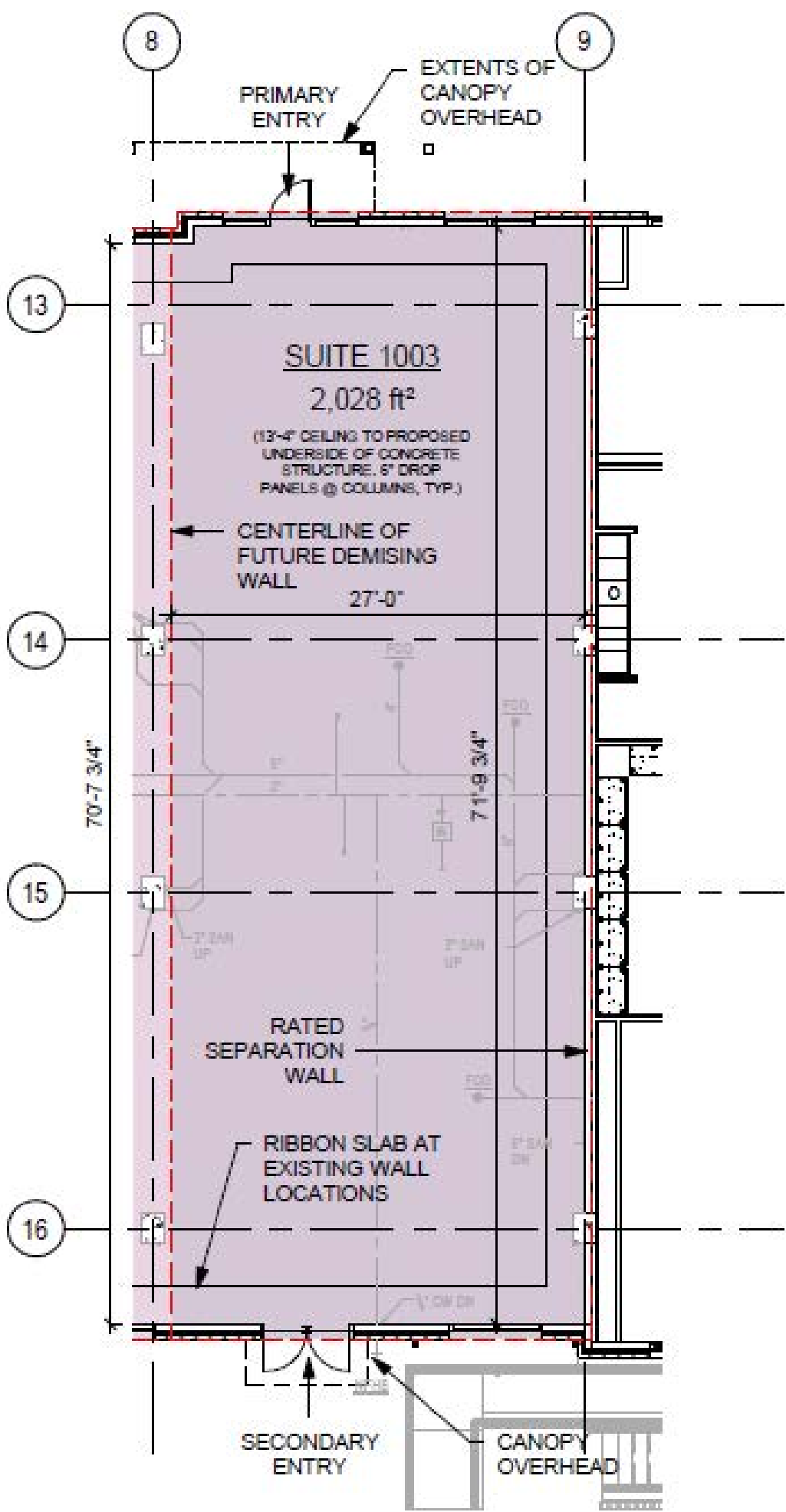
1 3/32" = 1'-0" SUITE 1001 PLAN

SUITE 1002 PLAN



1 3/32" = 1'-0" SUITE 1002 PLAN

SUITE 1003 PLAN



1 3/32" = 1'-0" SUITE 1003 PLAN



1 3/32" = 1'-0" BLDG A - NORTH ELEVATION - RETAIL



1 3/32" = 1'-0" BLDG A - WEST ELEVATION - RETAIL

BLDG A | SOUTH ELEVATION | RETAIL



1 3/32" = 1'-0" BLDG A - SOUTH ELEVATION - RETAIL

Contact

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