

0.94 Acre Retail Parcel For Ground Lease

5220 LANIER ISLANDS PARKWAY

Buford, GA 30518

PRESENTED BY:

MATT LEVIN, CCIM

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GA #119351

GAINESVILLE HWY

LANIER ISLANDS PKY

Image Landsat / Copernicus



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	5220 Lanier Islands Pky, Buford, GA 30518
PARCEL SIZE	0.94 Acres
GROUND LEASE RENT	\$115,000 year
ZONING	C-2
FRONTAGE	130+ feet

For ground lease is a 0.94 acre pad ready parcel zoned C-2 with all utilities and shared storm water detention. The 130+ feet of frontage on Lanier Islands Parkway has a daily traffic count of 32,500 vehicles. The site is one parcel from the intersection at Gainesville Highway with a 15,200 daily traffic count. Area traffic generators are Lake Lanier attracting 10 million visitors annually, the Amazon Logistics Center with 1,500 employees and a nearby Publix anchored center performing in the top 80% among locations nationally. New developments include Arby's, Whataburger, Panda Express, Chipotle and Take 5 Oil Change. The I-985 exit 8 is just 1.6 miles east, extending the trade area. The 3 mile population is 25,000 with a \$116,000 average household income. Hall County is projected to grow 8.6% to the year 2030.



- For ground lease - 1 acre pad ready parcel zoned C-2 with all utilities and shared storm water detention
- 130+ of frontage on Lanier Islands Parkway with 32,500 traffic count
- One parcel away from Gainesville Highway intersection with 15,200 traffic count
- 1.5 miles from Lake Lanier attracting 10 million visitors annually
- Minutes from Amazon logistics center employing more than 1,500
- Nearby Publix grocer performs in the top 80% among locations nationally
- New developments include Arby's, Whataburger, Panda Express, Chipotle & Take 5 Oil Change
- Convenient access to I-985 exit 8
- 25,000 population / \$116,000 average household income 3 miles
- Hall county has 8.6% projected population growth to year 2030

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AERIAL M AP



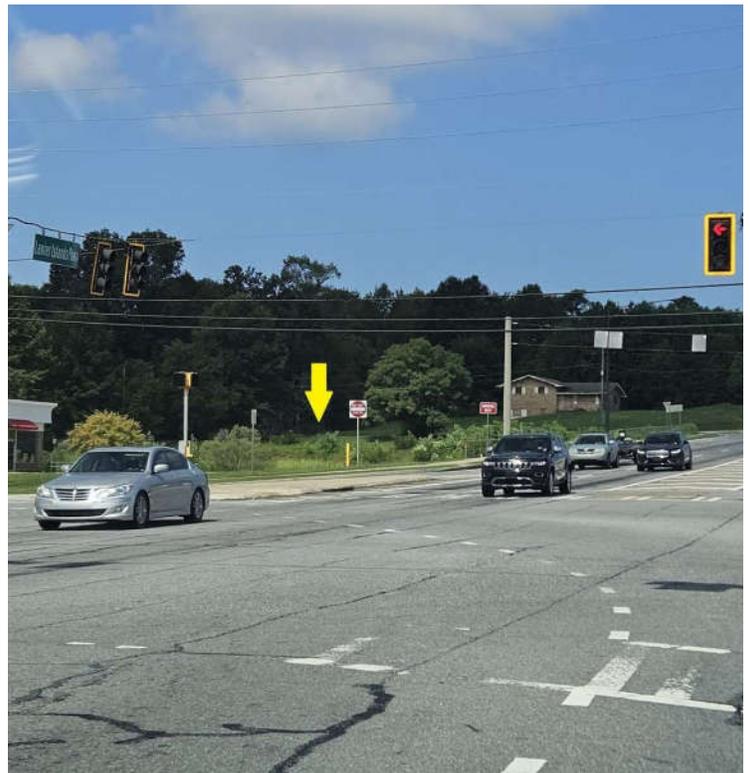
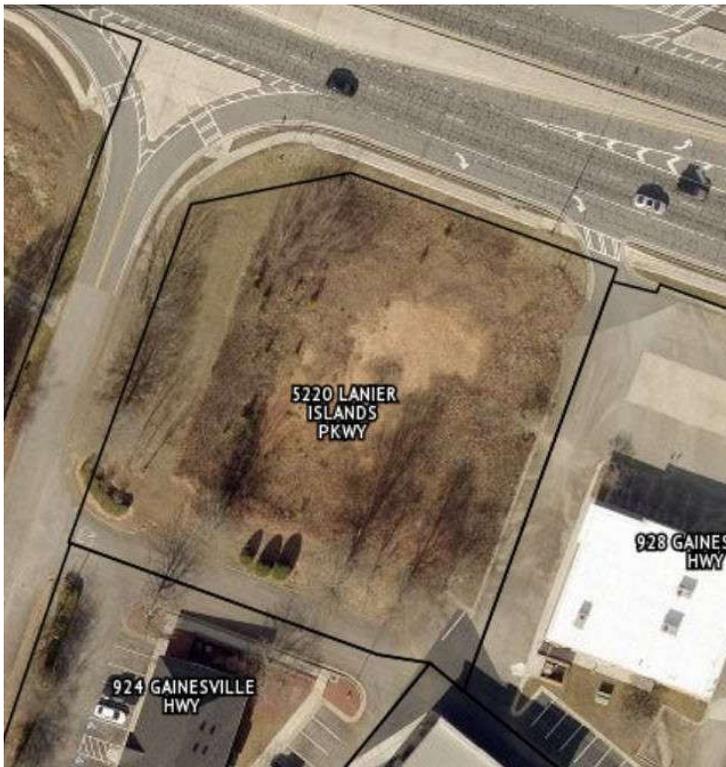
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ADDITIONAL PHOTOS



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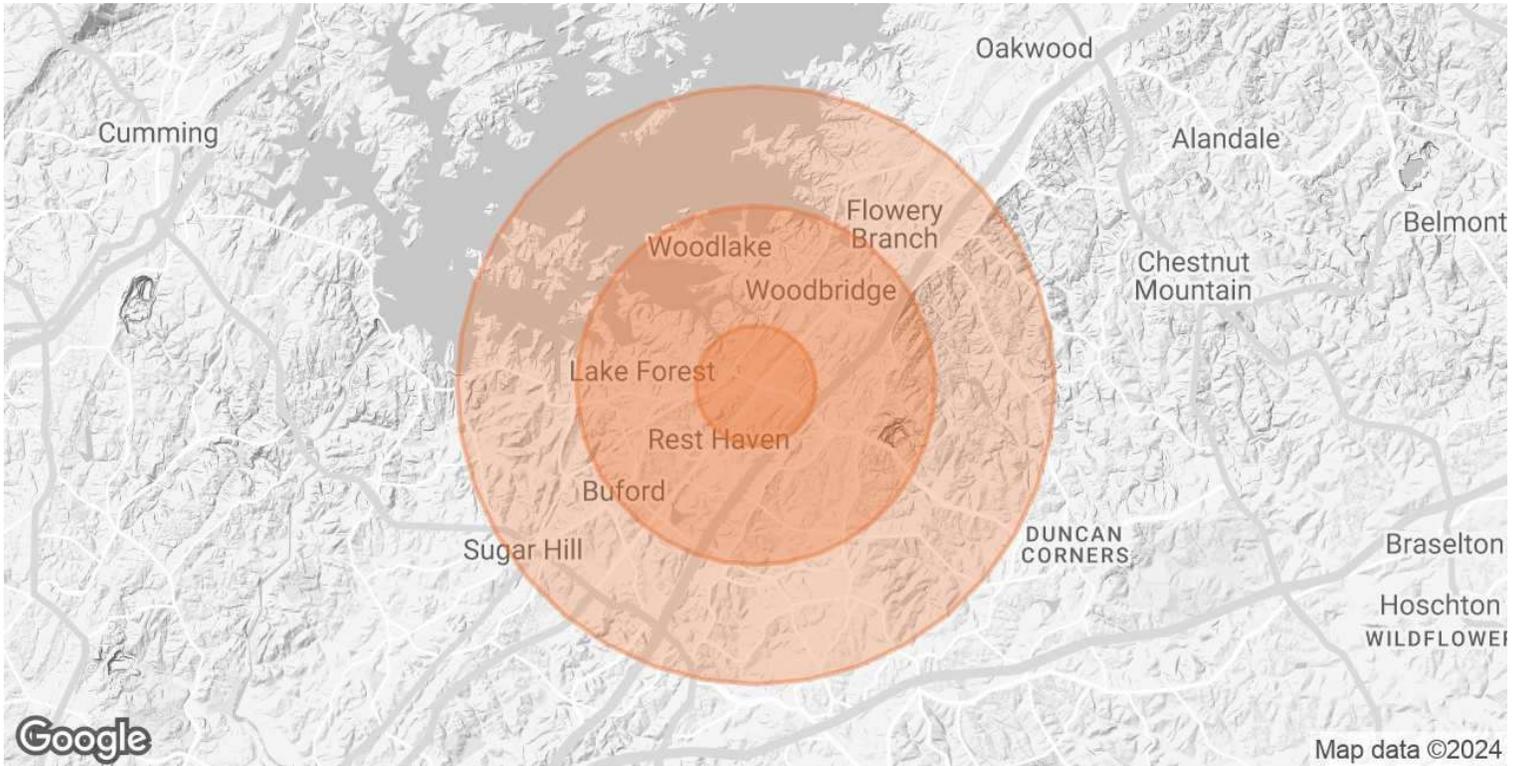
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,599	25,494	77,517
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	38
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	570	8,580	26,187
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$102,561	\$116,508	\$119,966
AVERAGE HOUSE VALUE	\$473,139	\$463,240	\$433,822

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matthew was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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