

MILL CREEK STATION

3310 Buford Dr, Buford, GA 30519

RETAIL SPACE FOR LEASE

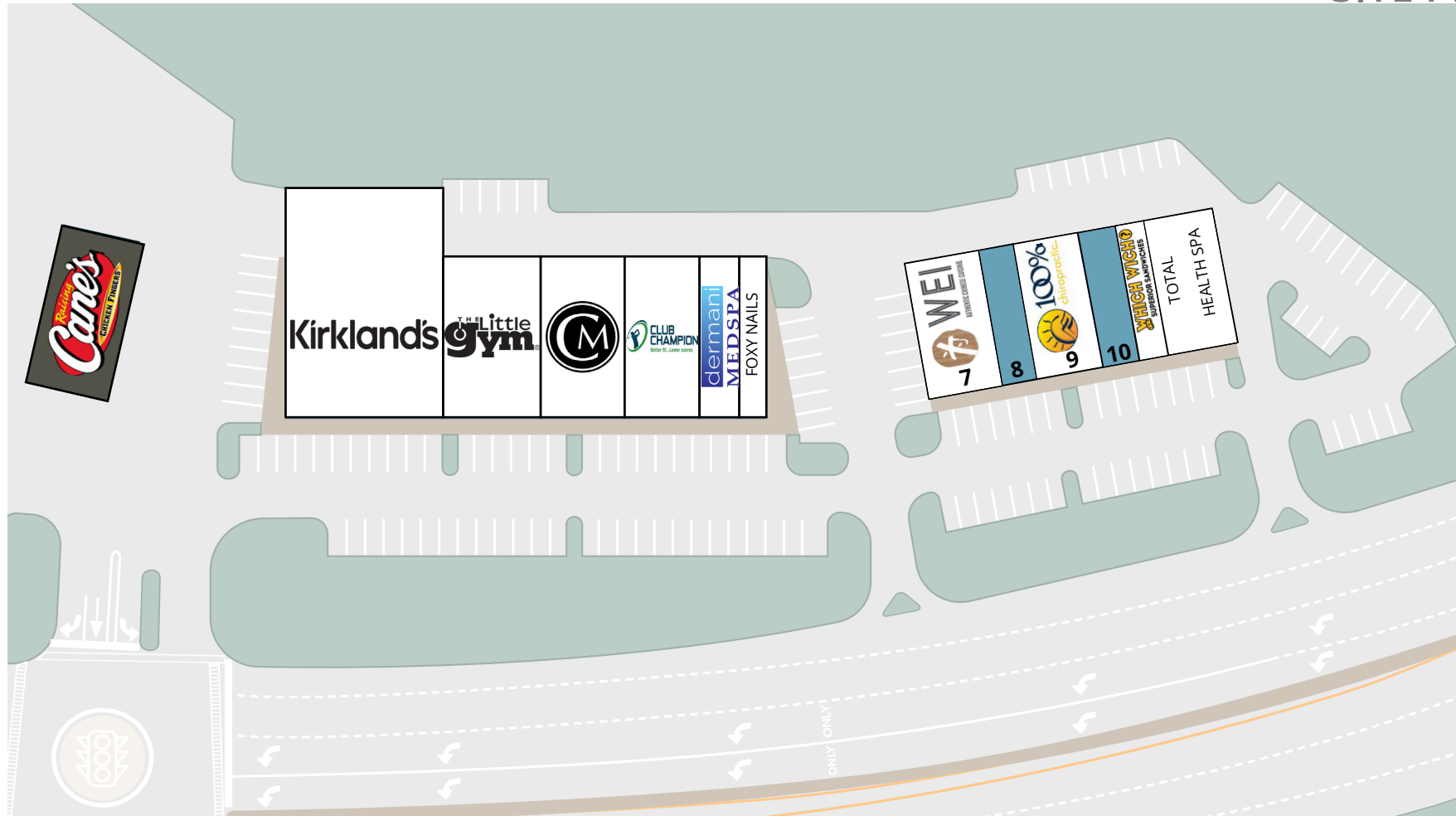


PROPERTY OVERVIEW

- » Retail space for lease: 1,260 SF | 1,400 SF
- » Second-generation restaurant for lease: N/A
- » Mill Creek Station is a 35,975 SF retail center with signalized access
- » Located conveniently off I-85 at Exit 115 (GA 20), Mill Creek Station serves the nearby communities of Buford, Sugar Hill, Suwanee, and Lawrenceville
- » Combined traffic count of 191,200 vehicles per day
- » Anchored by: Kirkland's, Which Wich, The Little Gym
- » Nearby: Mall of Georgia Crossing and Mall of Georgia, which boasts appx. 14 million annual visitors

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	58,294	159,187	536,321
Households	20,202	52,973	179,752
Daytime Pop.	35,669	95,733	345,807
Ave. HH Income	\$147,908	\$141,827	\$144,030



UNIT	TENANT	SF
1	Kirkland's Home	10,000
2	The Little Gym	4,250
3	Clothes Mentor	3,995
4	Club Champion	3,326

UNIT	TENANT	SF
5	Dermani Medspa	1,847
6	Foxy Nails	1,448
7	Wei Authentic Chinese	2,520
8	Available	1,260

UNIT	TENANT	SF
9	100% Chiropractic	2,325
10	Available	1,400
11	Which Wich	1,400
12	Total Health Spa	2,009

