



Office/Retail Space For Lease

- Attractive Brick & Block Exterior
- Ample Parking and Quality Landscaping
- High Exposure Location
- Prominent Monument Signage
- Corner Lot with Double Road Access on Major Traffic Corridor
- Center Located at the Intersection of McEver Road and Holiday Road
- Convenient to I-985, Lake Lanier Islands, and Historic Downtown Buford
- Located in the Rapidly Growing Buford, GA Submarket

Get more information

Andrew D. Joyner, CCIM

Senior Vice President

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Lease Information

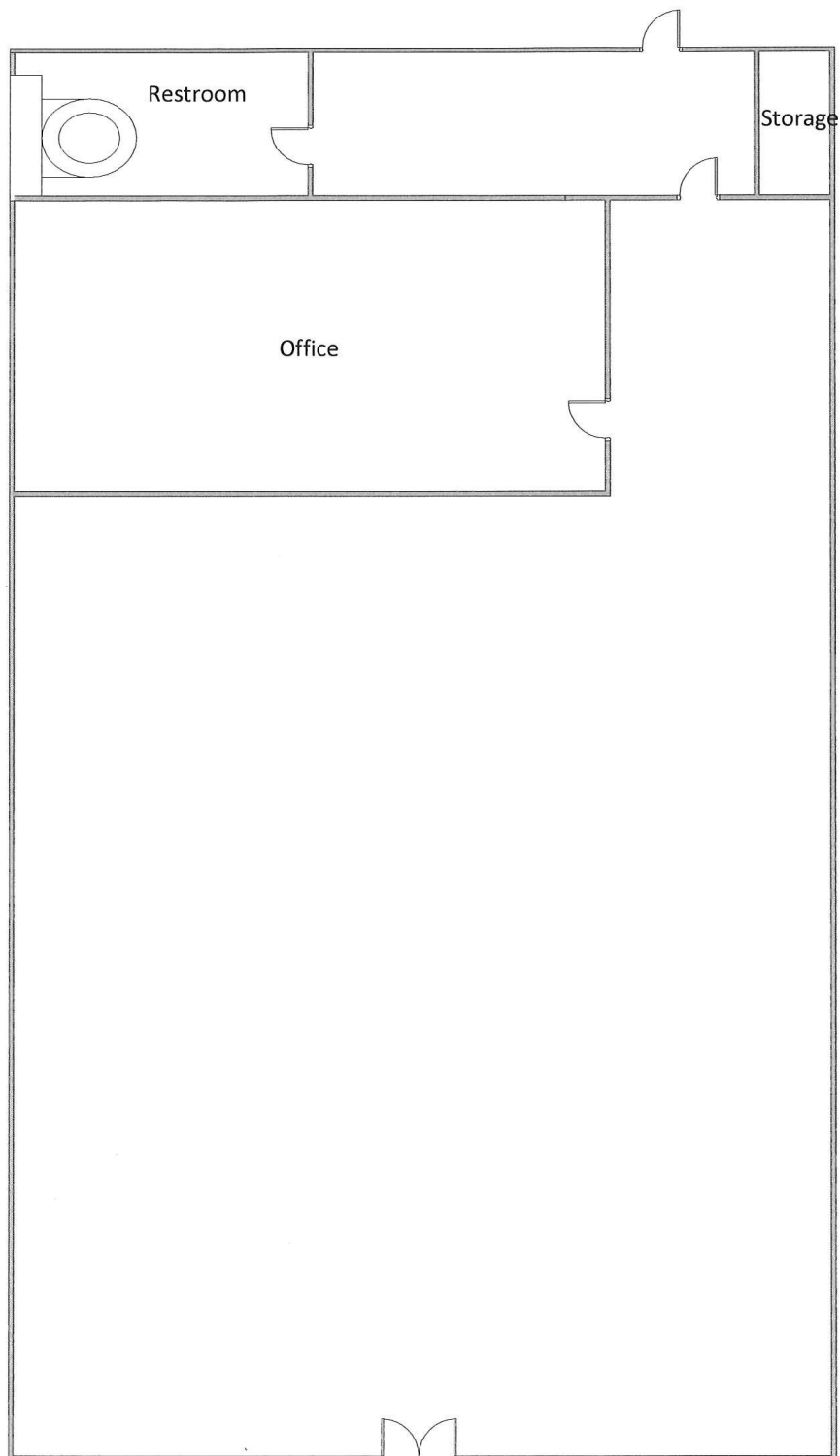
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$12.75 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 107	Available	1,200 SF	Modified Gross	\$12.75 SF/yr	Large Open Area, One Office, Bathroom, and Storage.



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Suite 107 Photos

3280 McEver Road

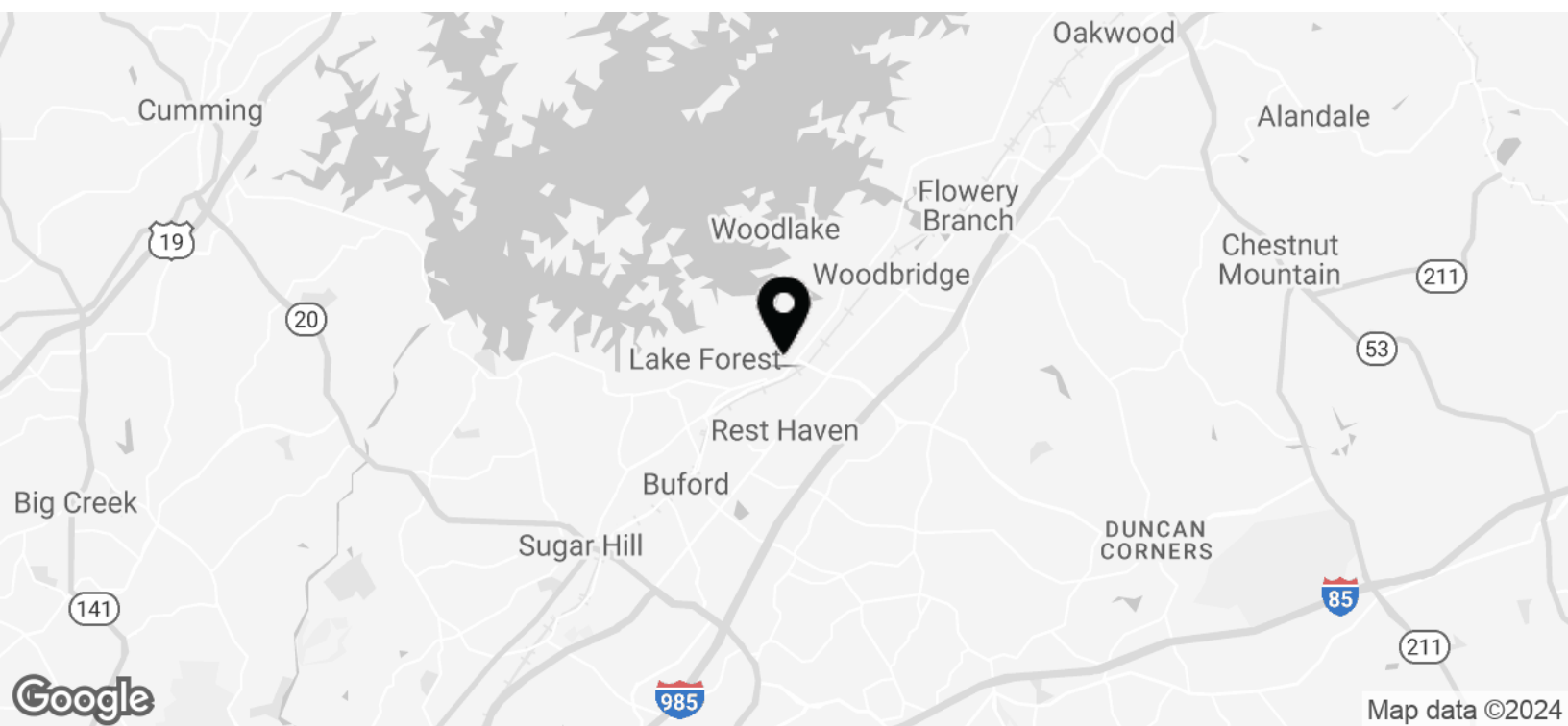
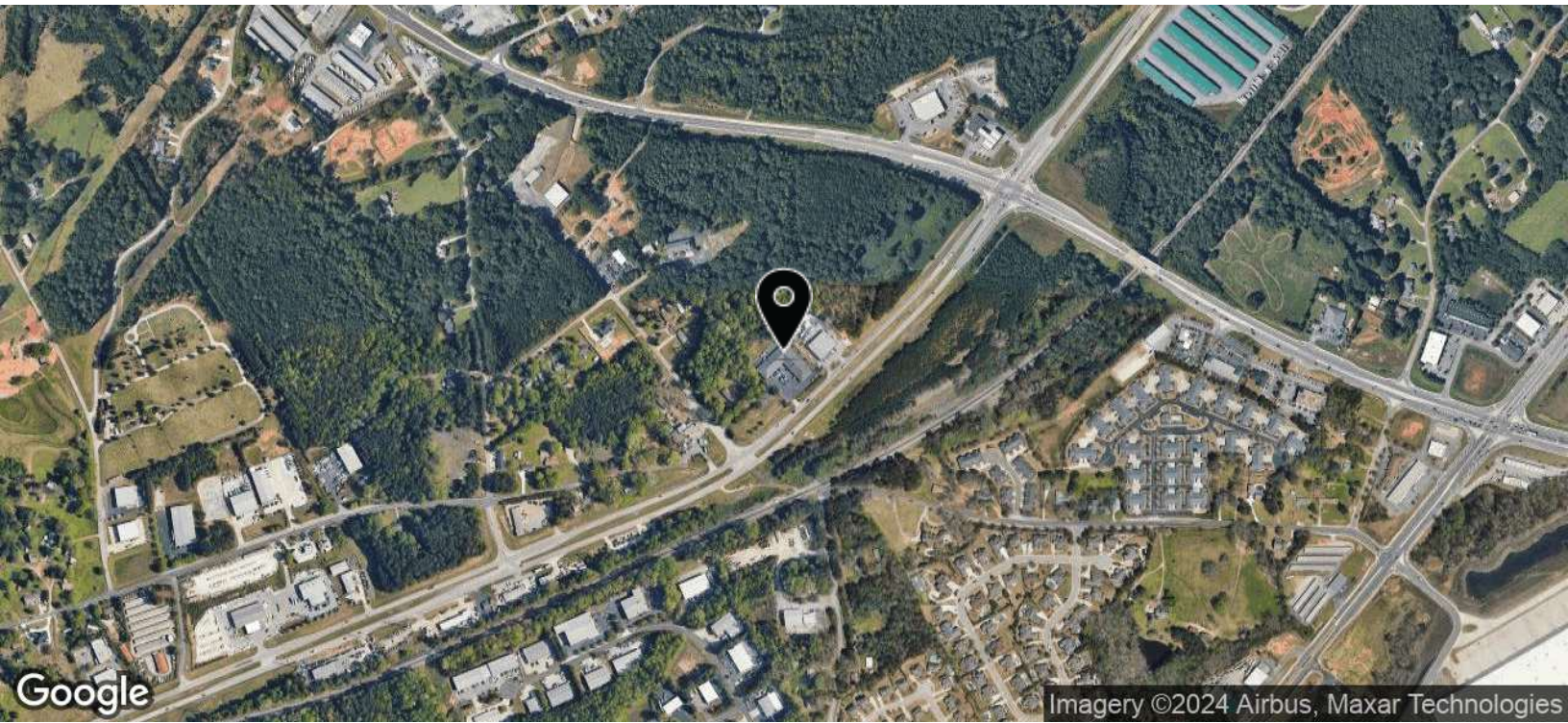


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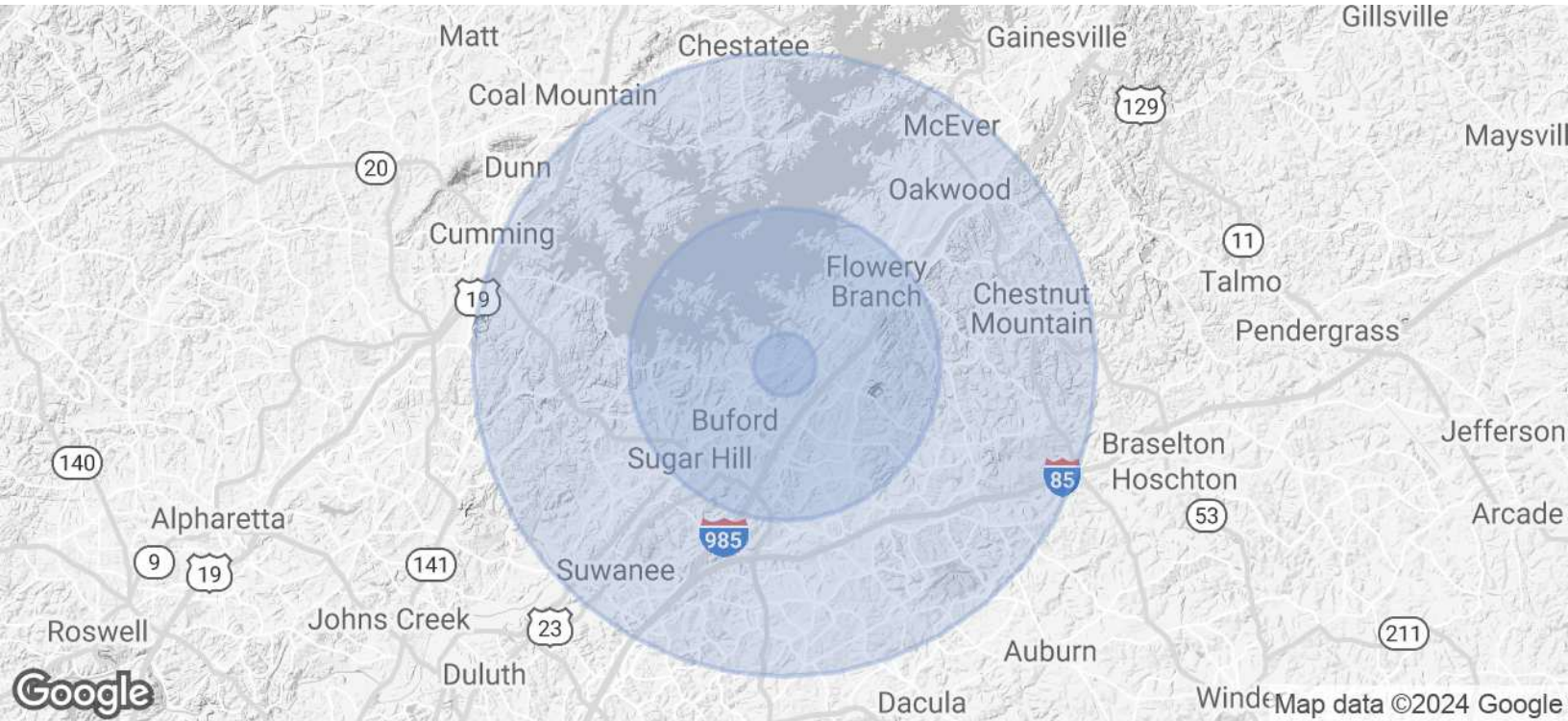
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,563	57,632	275,760
Average Age	38.1	35.7	35.7
Average Age (Male)	36.5	34.3	35.0
Average Age (Female)	39.1	37.1	36.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	574	19,693	91,639
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$69,717	\$74,982	\$87,508
Average House Value	\$299,527	\$281,998	\$286,444

* Demographic data derived from 2020 ACS - US Census

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Let's talk.

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