

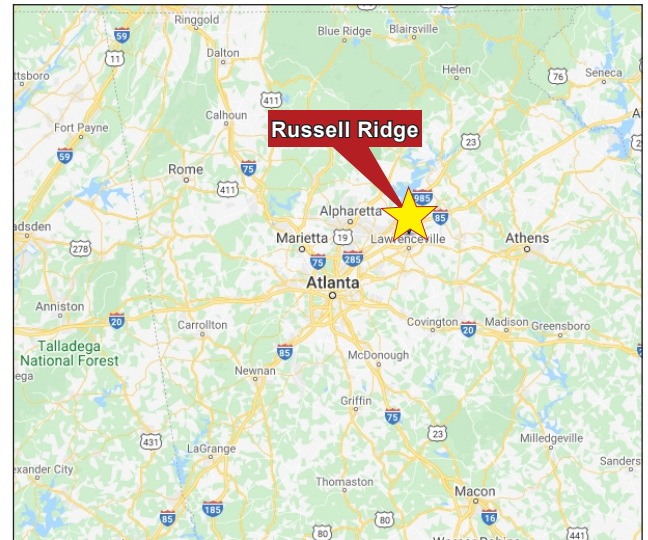
Russell Ridge

One (1) 1,400 SF Spaces Available

Kroger Anchored Center with Healthy Tenant Mix



1475 Buford Drive, Lawrenceville, GA 30043



- Space available in this Kroger anchored center (with Kroger Fuel Center)
- Located at busy intersection of Buford Drive and Russell Road
- Strong demographics with an average household income of almost \$115,000 in a 2-mile radius
- Convenient access to Interstate 85
- Excellent mix of national and local tenants (Pizza Hut, Great Clips, Outback Tanning, etc.)
- Multiple points of ingress/egress

Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2021	24,910	174,981	618,831
Projected 2026 Population	25,792	182,422	650,579
Annual Growth 2021-2026	0.7%	0.9%	1.0%
Total Households	7,738	57,022	204,067
Average Household Income	\$113,848	\$99,779	\$103,606
Median Age	37.9	35.5	36.1

Traffic Count

32,984 Buford Drive

FOR MORE INFORMATION, CONTACT:

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