

# FREESTANDING RESTAURANT BUILDING

3206 Buford Drive, Buford, GA 30519



FOR LEASE OR SUBLEASE | 7,290 SF

## PROPERTY HIGHLIGHTS

- Freestanding 7,290 SF second-generation restaurant and lounge building on 2.02 acres
- Covered patio dining areas
- Some FF&E available
- Adjacent to Mall of Georgia, which draws 9 million visitors annually
- Signage and exposure on Buford Dr, which carries 51,300 vehicles per day
- Strong high-income demographics, with an average household income of \$122,776 within 3 miles

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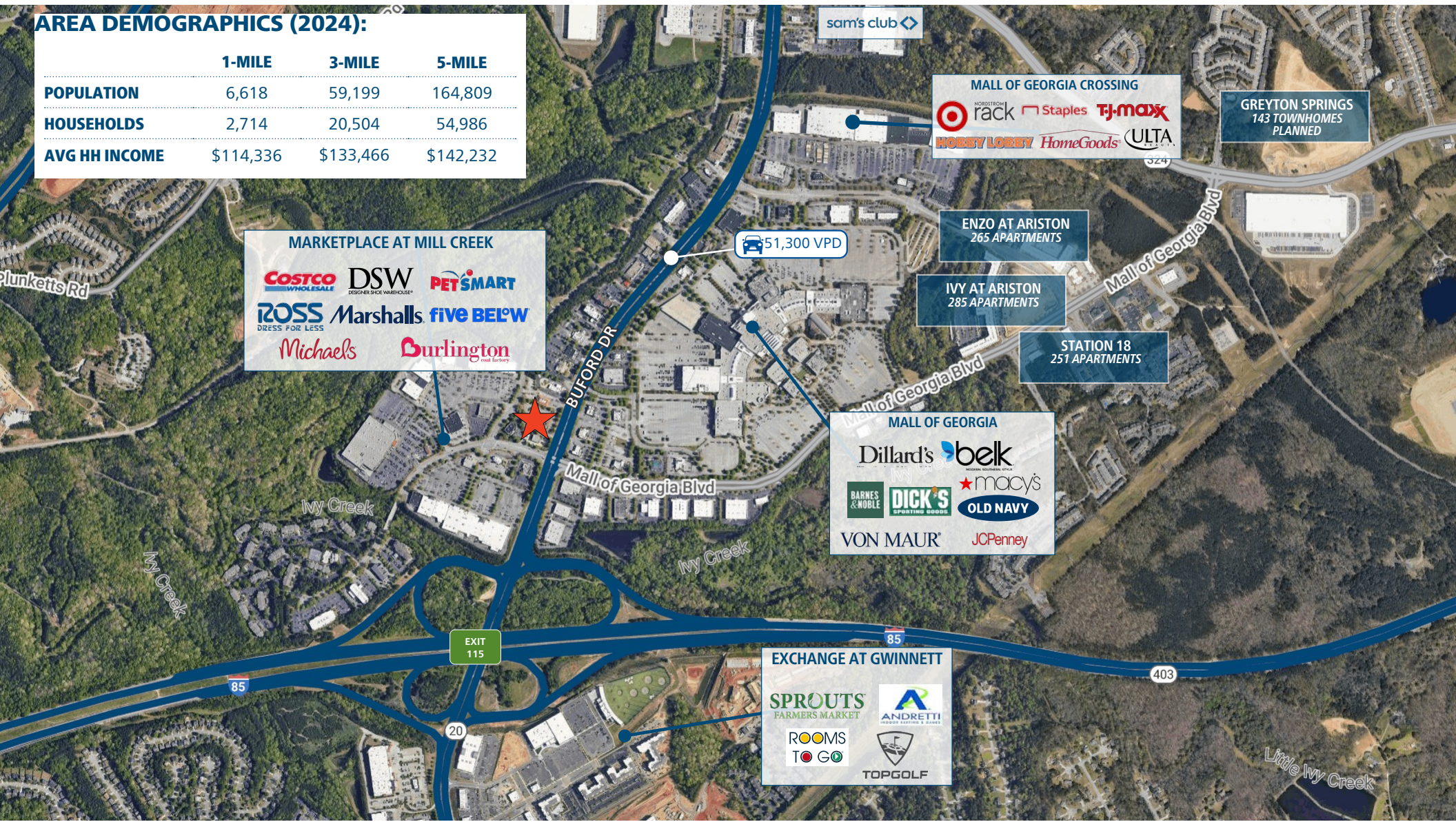
**Ackerman Retail**  
A DIVISION OF ACKERMAN & CO

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## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	6,618	59,199	164,809
HOUSEHOLDS	2,714	20,504	54,986
AVG HH INCOME	\$114,336	\$133,466	\$142,232



## Ackerman Retail

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