



**For Lease
Office/Retail Space**

KB Yabuku
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3740 Village Way
Suite 201
Braselton, GA 30517

Features:

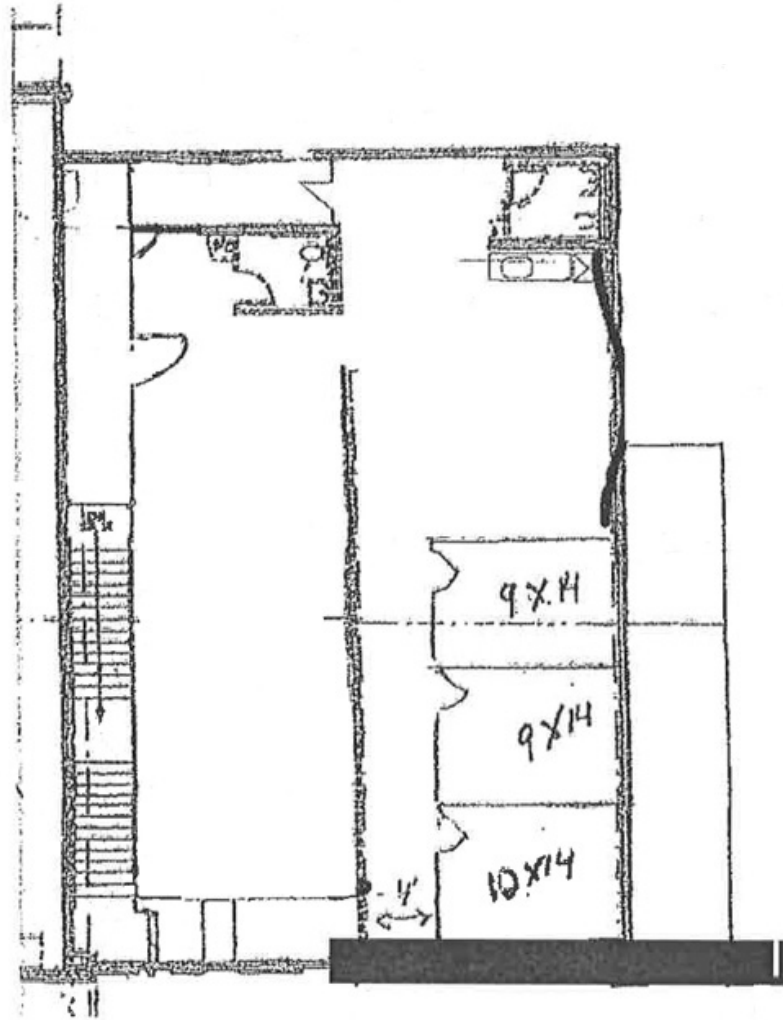
- Second Floor: 1,950 RSF
- Rental Rate: \$22.00/SF NNN
- Space available January 1, 2023
- 2 Restrooms Built Out
- Ample Parking
- Ace Hardware Center/Anchor Tenant

Floor Plan

2nd Floor

1,950 RSF

EXHIBIT B -- PROPOSED BUILD-OUT



Contact us:

KB Yabuku

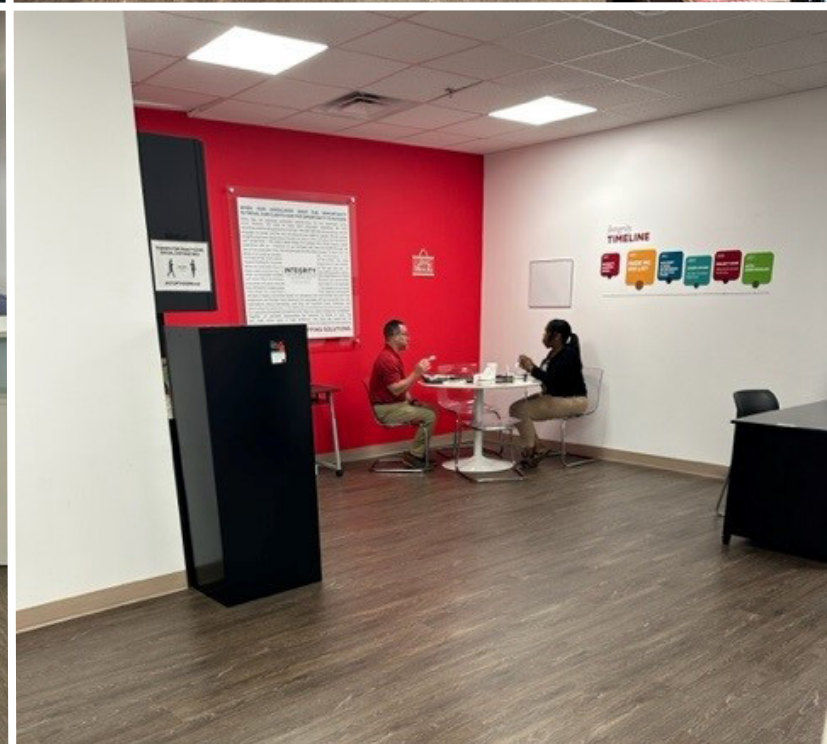
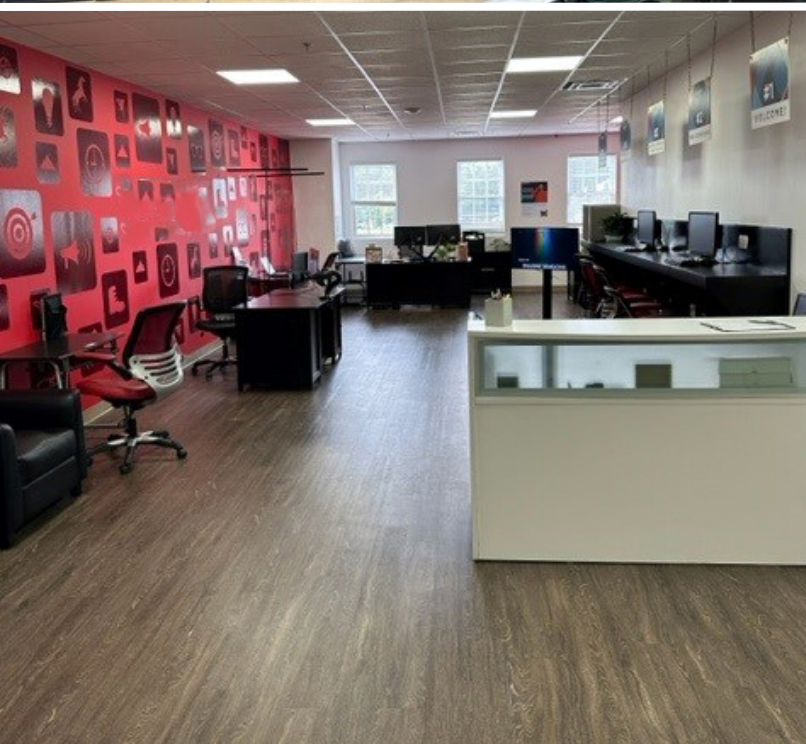
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Photos

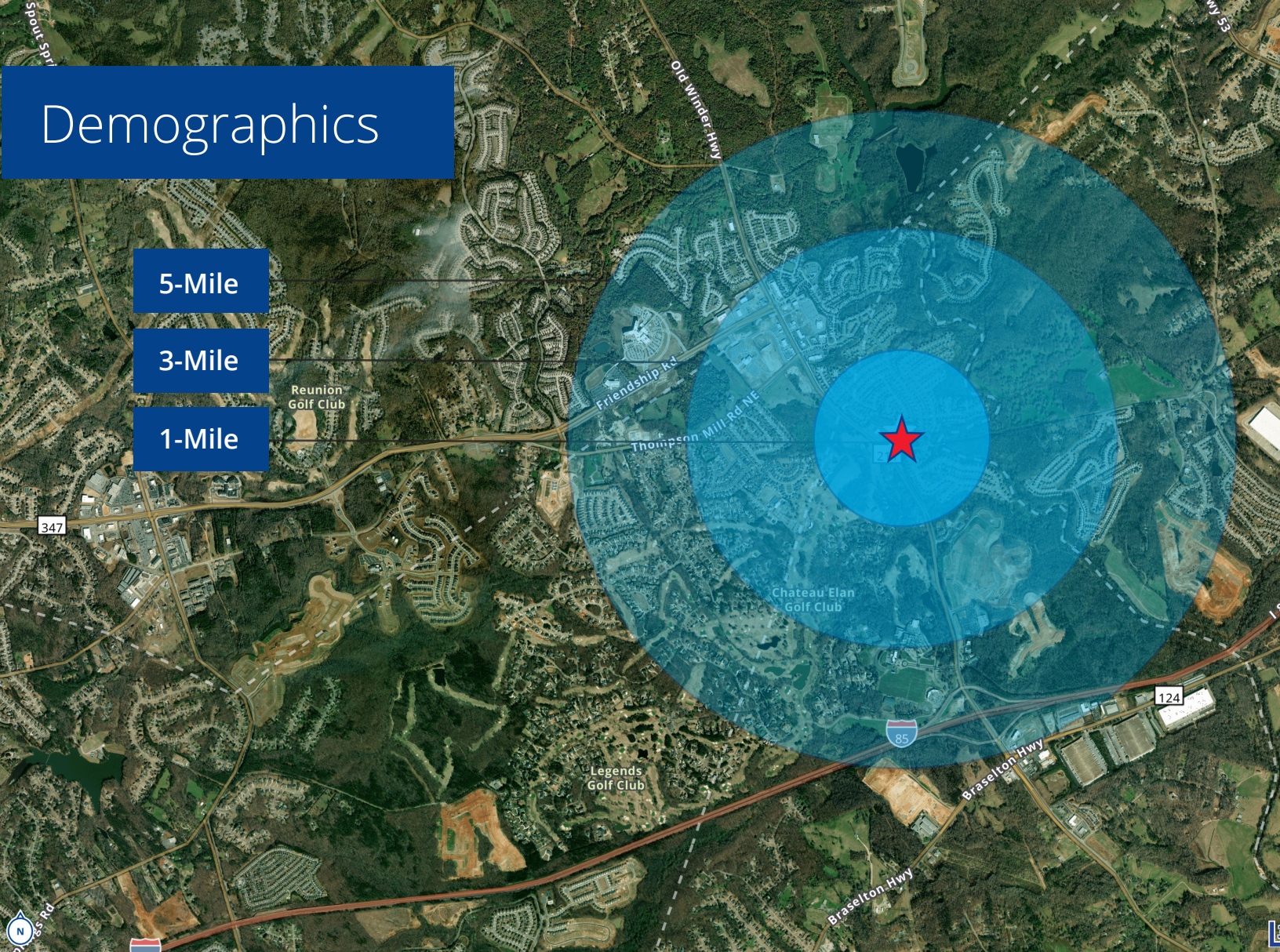


Demographics

5-Mile

3-Mile

1-Mile



Radius from Location	1-Mile	3-Miles	5-Miles
2023 Population	5,291	21,884	61,572
# of Households	1,717	7,721	20,680
2023 Median HH Income	\$116,671	\$107,903	\$100,993
2023 Avg. HH Income	\$154,503	\$141,705	\$129,544
2023 Spending Potential Index (US Avg. 100)	143	131	120

Location



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