



## Buford Village

22 Buford Village Way, Buford, GA 30518



**CMC REAL ESTATE GROUP**  
COMMERCIAL MANAGEMENT



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# Buford Village

\$22.00 /SF/YR

Buford Village is a specialty mixed-use project located in the heart of Buford, Georgia. The center is 62,453 square feet of retail, office and dining. It is situated next to an upscale, gated residential community.

Cross-walks connect the project to City Hall, the Buford Community Center and Town Park, which consists of banquet and meeting space, a performing arts theater and outdoor amphitheater. Historic Buford and City of Buford High School are in walking distance.

Complimentary co-tenancy includes Dominicks Italian Restaurant, Friends Grill, Mathnasium, Shenanigans Hair...

- Beautifully constructed buildings
- Amazing architectural features
- Retail and dining are available
- A gated, upscale residential community is attached to the project
- Restaurants offer exterior patio seating
- Convenient to access with ample parking



Rental Rate:	\$22.00 /SF/YR
Total Space Available:	4,072 SF
Max. Contiguous:	1,885 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	3
Frontage:	888' on Buford Hwy
Gross Leasable Area:	63,997 SF
Walk Score ®:	41 (Car-Dependent)
Rental Rate Mo:	Upon Request

### 1st Floor Ste 125

1

Space Available	972 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Ideal for Office Use or Exercise Studio

### Ste 213

2

Space Available	1,885 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Restaurant SpaceVery well ConditionedReady for Operation

### Ste 313

3

Space Available	1,215 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Viewable from Street and neighboring Friends Bar & GrillVery Visible from Main Street

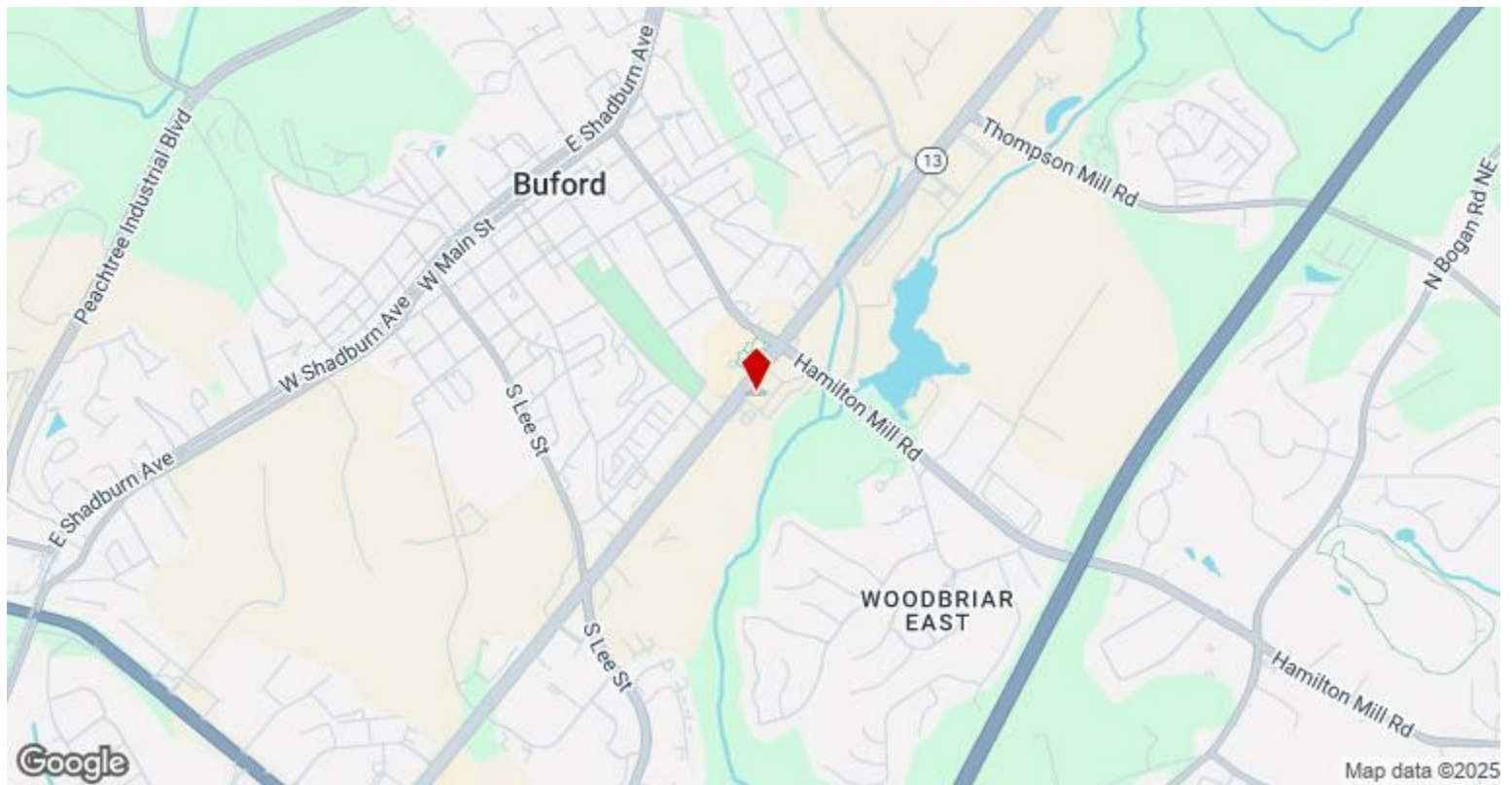
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
A&R Flooring	-	May 2025
Dominick's Of Buford	-	May 2019
Friends Buford Grill	-	December 2021





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Complimentary co-tenancy includes Dominicks Italian Restaurant, Friends Grill, Mathnasium, Shenanigans Hair Studio, State Farm Insurance, Mathnasium, Harness Dance Studio, Brand Bank, Amy Cates Dental Office, Sound of Music and Red Clay Interactive.

Retail and Restaurant space is available.

Buford Highway and Hamilton Road in Buford, GA. Project is directly across the street from the Buford Community Center and City Hall. Buford Highway is a major commuter highway. There is a traffic signal at the main intersection.



## Property Photos



Building Photo



Building Photo



## Property Photos





## Property Photos





# Property Photos



Context

