

The Shoppes at Mall of Georgia
2815 Buford Dr.
Buford, Georgia 30519

Now Leasing

Ste. 108 - 7,050 Sq. Ft.



Demographics

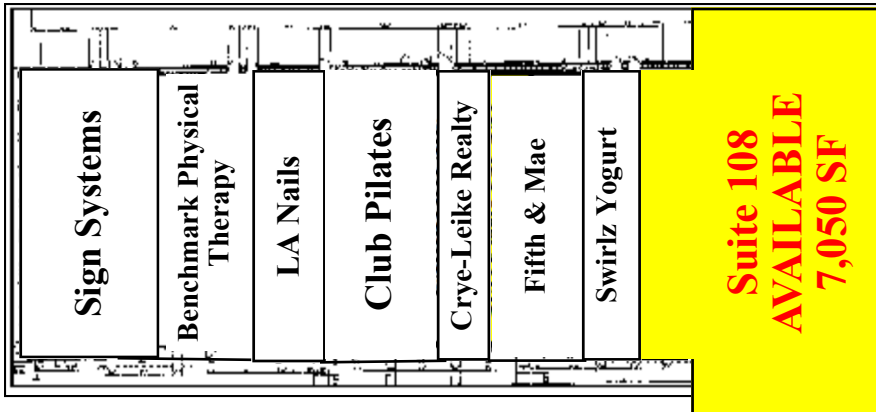
	0-1 Miles	0-3 Miles	0-5 Miles
2022 Est. Average HH Income	\$90,591	\$106,731	\$110,230
Population 2022 Estimate	9,875	55,447	159,207
Population 2027 Projection	10,560	58,778	168,872

MONTHLY RENT:

Ste. 108 - \$22/SF/YR

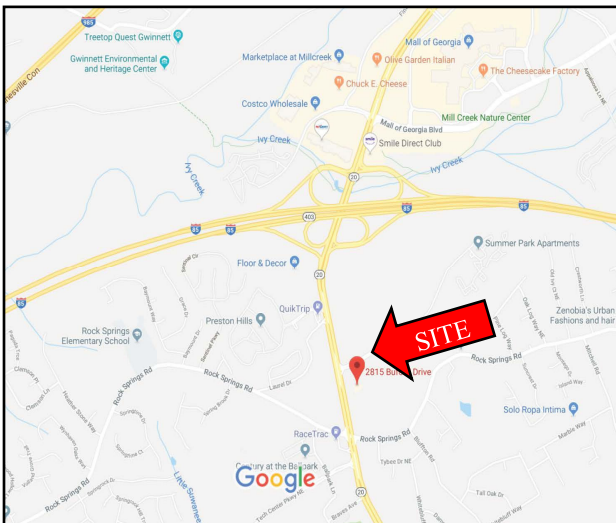
EST. CAM (2022):

+/- \$5.81/SF/YR



**Suite 108
 AVAILABLE
 7,050 SF**

- Minutes from Mall of Georgia
- High Visibility Retail Location
- Zoned - C-2 Retail
- Ste.108 - Former Restaurant w/1,500 Gallon Grease Trap and Outdoor Patio
- Access to Median Break on GA. Hwy. 20
- Dynamic High - Growth Trade Area
- 80 Parking Spaces Total
- Traffic Count - 21,864 VPD
- Across from Coolray Field
- Unincorporated Gwinnett County



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