

The Shoppes at Mall of Georgia

2815 Buford Dr.
Buford, Georgia 30519

FOR LEASE

Ste. 103 - 1,540 sq. ft.
Ste. 107 - 1,350 sq. ft.
Ste. 108 - 7,050 sq. ft.



Demographics

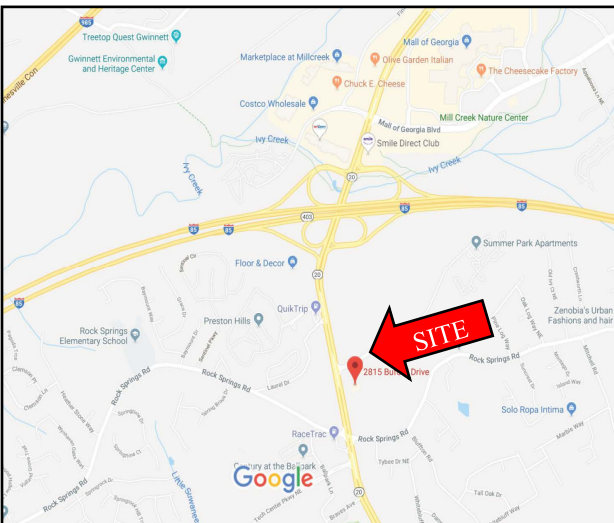
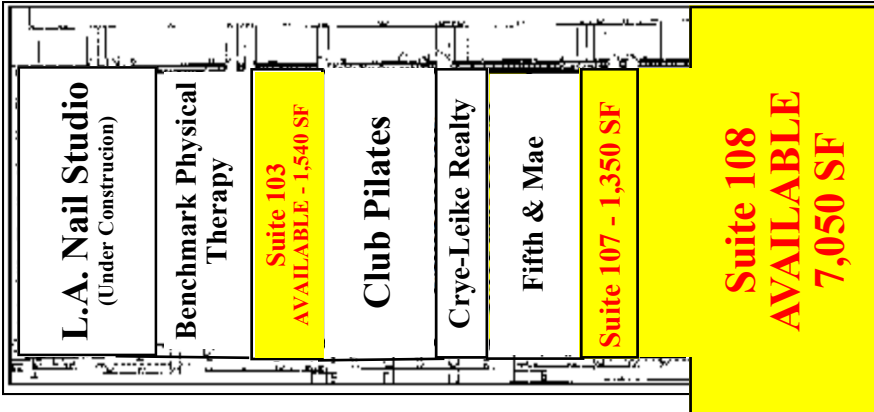
	0-1 Miles	0-3 Miles	0-5 Miles
2022 Est. Average HH Income	\$90,591	\$106,731	\$110,230
Population 2022 Estimate	9,875	55,447	159,207
Population 2027 Projection	10,560	58,778	168,872

MONTHLY RENT:

Ste. 103 - \$25 per s.f.
Ste. 107 - \$25 per s.f.
Ste. 108 - \$22 per s.f.

EST. CAM (2023):

+/- \$5.84/SF/YR



For Information:
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- 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

