

MILL CREEK WALK

3260 Buford Drive, Buford, GA 30519



100% leased

PROPERTY HIGHLIGHTS

- Currently 100% leased and occupied
- Signalized intersection access as well as Right-In/Right-Out Access
- 500' of frontage on grade with Buford Drive (51,300)
- Excellent visibility and sight lines to the shopping center
- Monument signage available fronting Buford Drive
- Located directly across from the Mall of Georgia, Georgia's largest mall exceeding 1.8M SF of retail, with over 225 stores and attracting approximately 14M consumers annually
- Ample Parking
- Co-tenants include; PetCo, New Balance, Charles Schwab, Pearle Vision, UBreakiFix, Metro Mattress and others

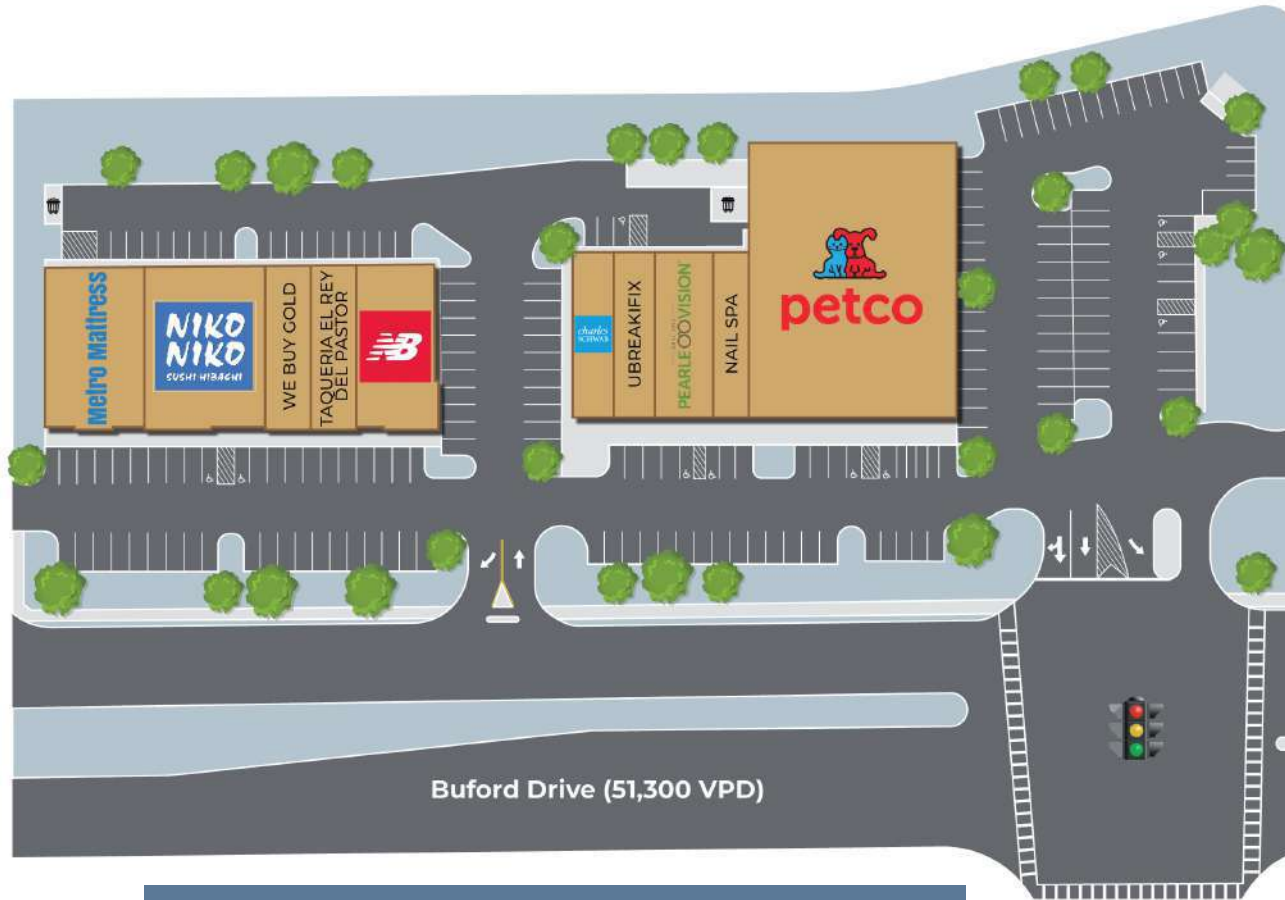
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population Density	52,087	149,424	271,580
Average HH Income	\$97,953	\$98,780	\$102,313
Daytime Population	47,395	136,633	242,150

EXCLUSIVE AGENT
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REAL ESTATE



Site Plan | 3260 Buford Drive, Buford, GA 30519



SUITE	TENANT	SF
10	Metro Mattres	4,000
30	Niko Niko Sushi · Hibachi	4,800
50	We Buy Gold	1,680
60	Taqueria El Rey Del Pastor	1,600
70	New Balance	3,440
80	Charles Schwab	1,600
90	UBreakiFix	1,558
100A	Pearle Vision	2,400
100B	Nail Spa	1,600
110	Petco	13,600



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