

MILL CREEK WALK

3260 Buford Drive, Buford, GA 30519



2,400 SF Available

PROPERTY HIGHLIGHTS

- 2,400 SF inline with prominent facade signage
- Signalized intersection access as well as Right-In/Right-Out Access
- 500' of frontage on grade with Buford Drive (51,300 VPD)
- 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	3 MILE	5 MILES	7 MILES
Population Density	64,008	170,747	301,933
Average HH Income	\$120,791	\$124,579	\$127,462
Daytime Population	35,202	91,070	161,421

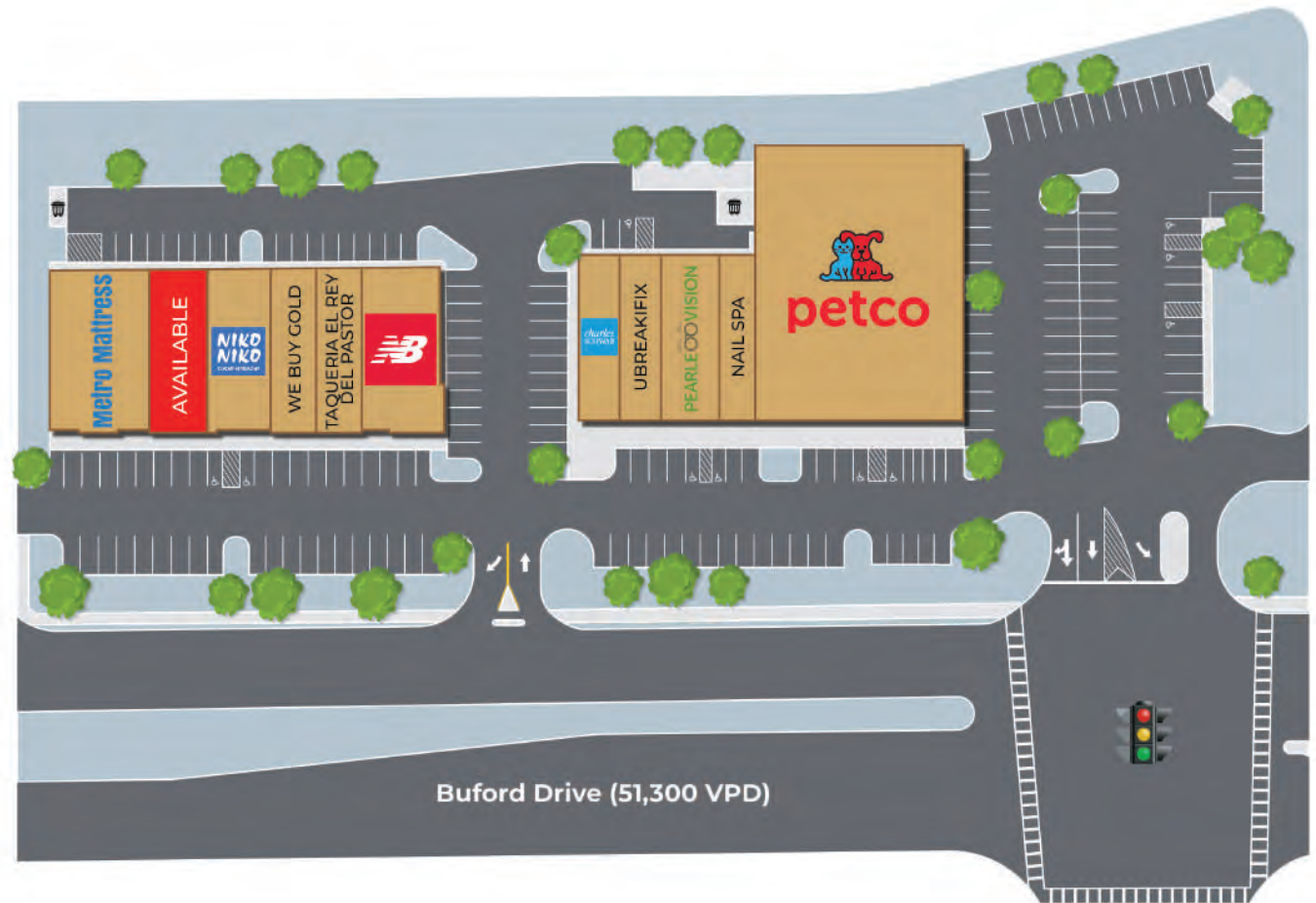
EXCLUSIVE AGENT
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Site Plan | 3260 Buford Drive, Buford, GA 30519

SUITE	TENANT	SF
10	Metro Mattres	4,000
20	Available	2,400
30	Niko Niko Sushi	2,400
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	U BreakiFix	1,558
100A	Pearle Vision	2,400
100B	Nail Spa	1,600
110	Petco	13,600



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