

Plaza Mall of Georgia

3420 Buford Drive, Buford – GA 30519



FOR LEASE

6,600 SF

Restaurant
Space Available

\$34.00 SF

\$5.00 CAM

CAM includes: Water, Sewer and Trash

Property Highlights:

Anchored by: LA Fitness – BB&T – Provino's Italian Restaurant

- Property can be viewed ANYTIME seven (7) days a week.
- Located just off I-985- Exit 4 - GA Highway 20
- Traffic Counts on GA Highway 20 – 92,300 VPD
- Retail Shopping Center with Excellent visibility from GA Highway 20 / Buford Drive
- Easily Accessible- entrance from GA Highway 20 & from Traffic light
- Several Gas Stations, Banks and Car Dealers nearby.
- Directly across the Mall of Georgia



Schair and Associates, Inc. 5592 Cool Springs Road – Gainesville, GA 30506

Richard W. Schair # 770-533-9585 Office # 404-314-6793 Cell

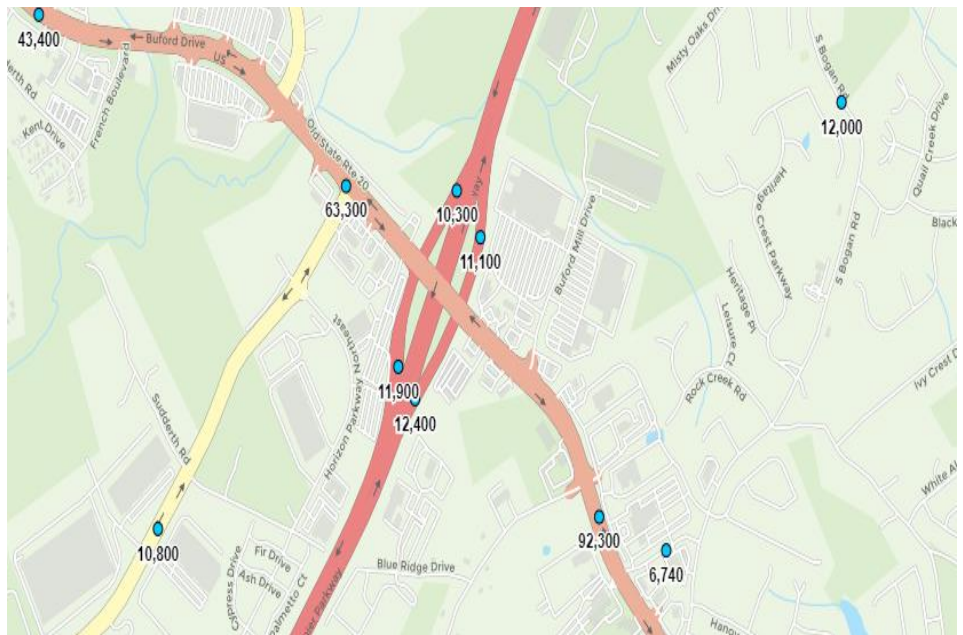
Lucia Quintana 305-546-1292 Cell

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Available 6,600 SF

Tenant	Suite #	SF
Provino's Italian Restaurant	C500	6,894
Kathy Adams Salon	C530	1,906
Chemical Guys	C540A	1,400
DXL Men's Apparel	C550A	6,600
Amazing Lash	C560	2,009
JOS A. Bank	C565	4,151
Bonefish Grill	C590	5,000
LA Fitness	D600	45,000
Available Restaurant Space	E710	6,600
Classy Wigs	E740	1,600
LD Nails & Spa	E750	1,600
Massage Envy	E770	3,200
SAGE Dental	E780	3,000
Einstein Brothers Bagels	G400	3,200
Cell Phone Repair	G410	1,200
Sports Clips	G420	1,400
Panda Express	G430	2,200



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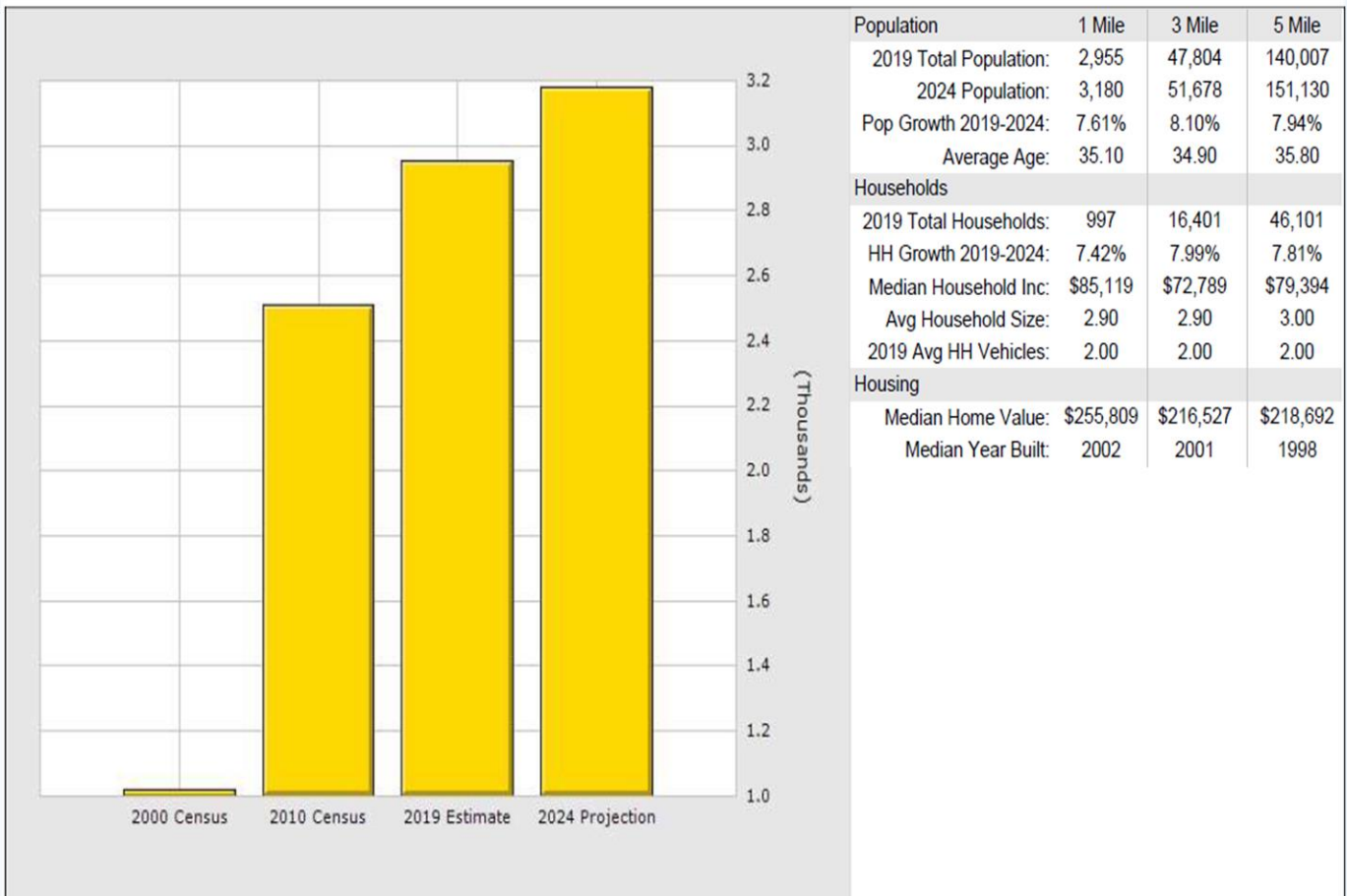
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Population for 1 Mile Radius

3420 Buford Dr, Buford, GA 30519



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	2,955	47,804	140,007
2024 Population:	3,180	51,678	151,130
Pop Growth 2019-2024:	7.61%	8.10%	7.94%
Average Age:	35.10	34.90	35.80
Households			
2019 Total Households:	997	16,401	46,101
HH Growth 2019-2024:	7.42%	7.99%	7.81%
Median Household Inc:	\$85,119	\$72,789	\$79,394
Avg Household Size:	2.90	2.90	3.00
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$255,809	\$216,527	\$218,692
Median Year Built:	2002	2001	1998

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