

FOR SALE

3798 Buford Drive, Buford, GA 30519



Located just east of Interstate I-985 and Exit 4 on GA Hwy 20 (also known as Buford Drive) the property has excellent visibility and exposure with a current traffic count of 92,900 vehicles per day. Buford drive is also accessible from Interstate I-85 a few miles to the east. Exit 4 is the gateway to the Mall of Ga. The Mall located less than a mile away is the largest Regional Mall in GA. and contains 1,824,672 Square Foot of restaurants and stores.

The property totals 2.231 Acres of land and is partially developed containing an operating Exxon Station and a total of 5,500 SF of retail. The retail is 100% leased. The site contains additional land to the rear of the C Store which is adequate in size for an additional 14,500 SF two story office or retail building. The property has excellent potential for redevelopment.

Location: 3798 Buford Drive - Buford, GA 30519 just East I-985 at Exit 4 Buford Drive (GA HWY 20)

Land Size: 2.231+/- Acres

Retail Space including C-Store: 5,500 SF – 100% Leased

For Sale: \$2,000,000 includes C Store and Additional Land

Retail Space for Lease: Two 1,250 SF spaces that are contiguous

Lease Rate: \$25.00 psf NNN

Usage: Current operating C Store, Gas Station and Retail - **Potential Redevelopment Site**

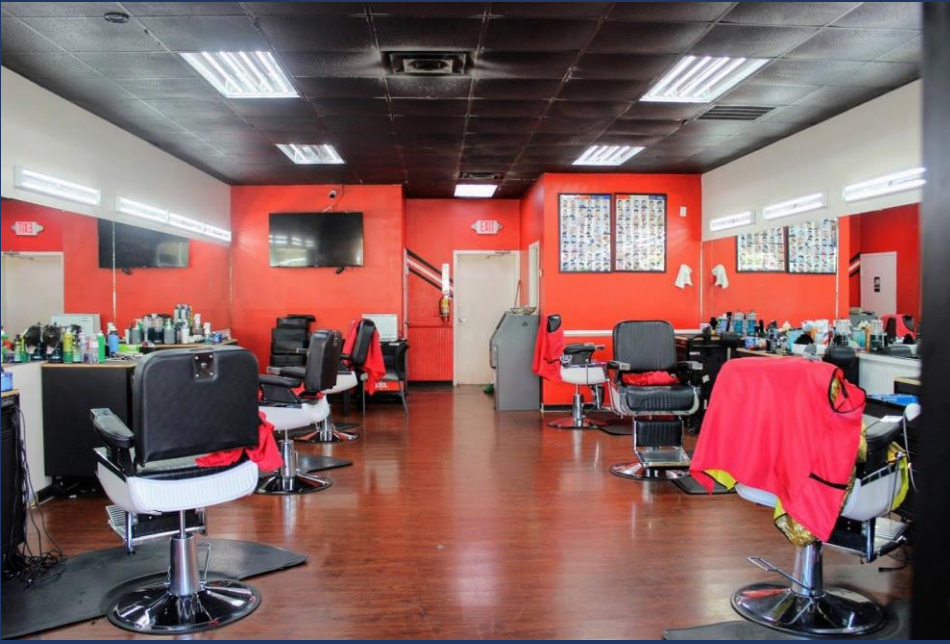
Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

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Exxon - Buford Express

Tenant Income:	Monthly
Hair Salon	\$1,200.00 Gross *
Emissions	\$ 600.00 Gross
Vacant Space:	\$1,950.00 SF 0(proforma- \$1,250.00 SF @ \$19.00 psf- market) NNN
C-Store	\$4,800.00
Total Rents:	\$8,550.00
Please note Tenant is month to month at a below market rate.	
C-Store and Gas -Monthly	
Inside Sales	\$30,000.00
Outside Sales	\$25,000.00
Lotto	\$25,000.00
ATM	\$ 700.00
Cigarette Rebates	\$ 450.00
Vac/Air/Phone	\$ 200.00
Game Machines	No Contract *

- Please note we have been informed that prior to this operator the C Store was generating \$15,000-\$20,000 per month on Gaming Machines but the current operator did not continue the machines due to religious reasons.

Clipper Petroleum is the current Jobber with a contract expiring in January or 2022.

Disclaimer: These figures have been supplied by Seller and not verified by agent but are believed to be accurate.

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METRO ATLANTA MAP



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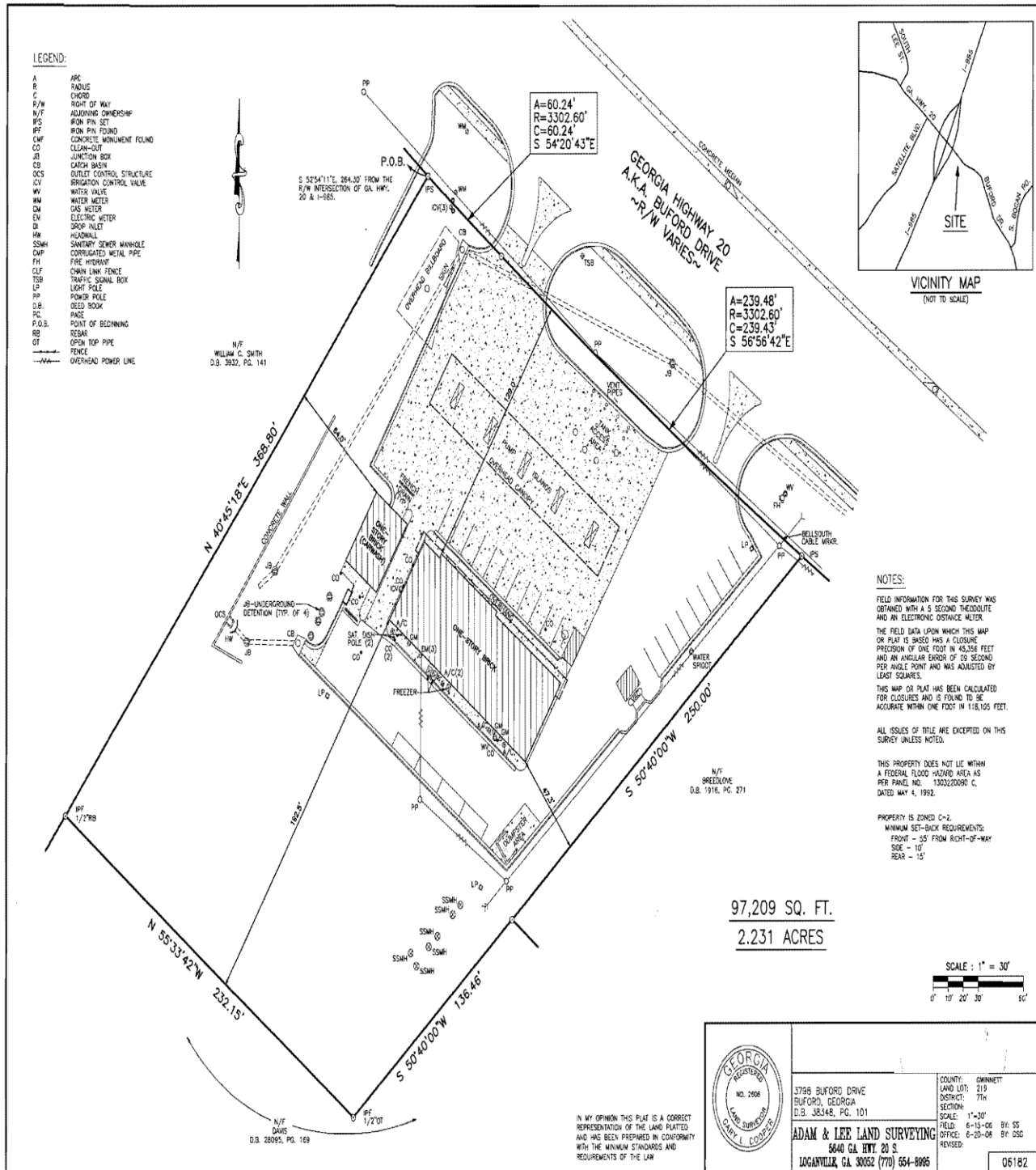
LOCAL MAP



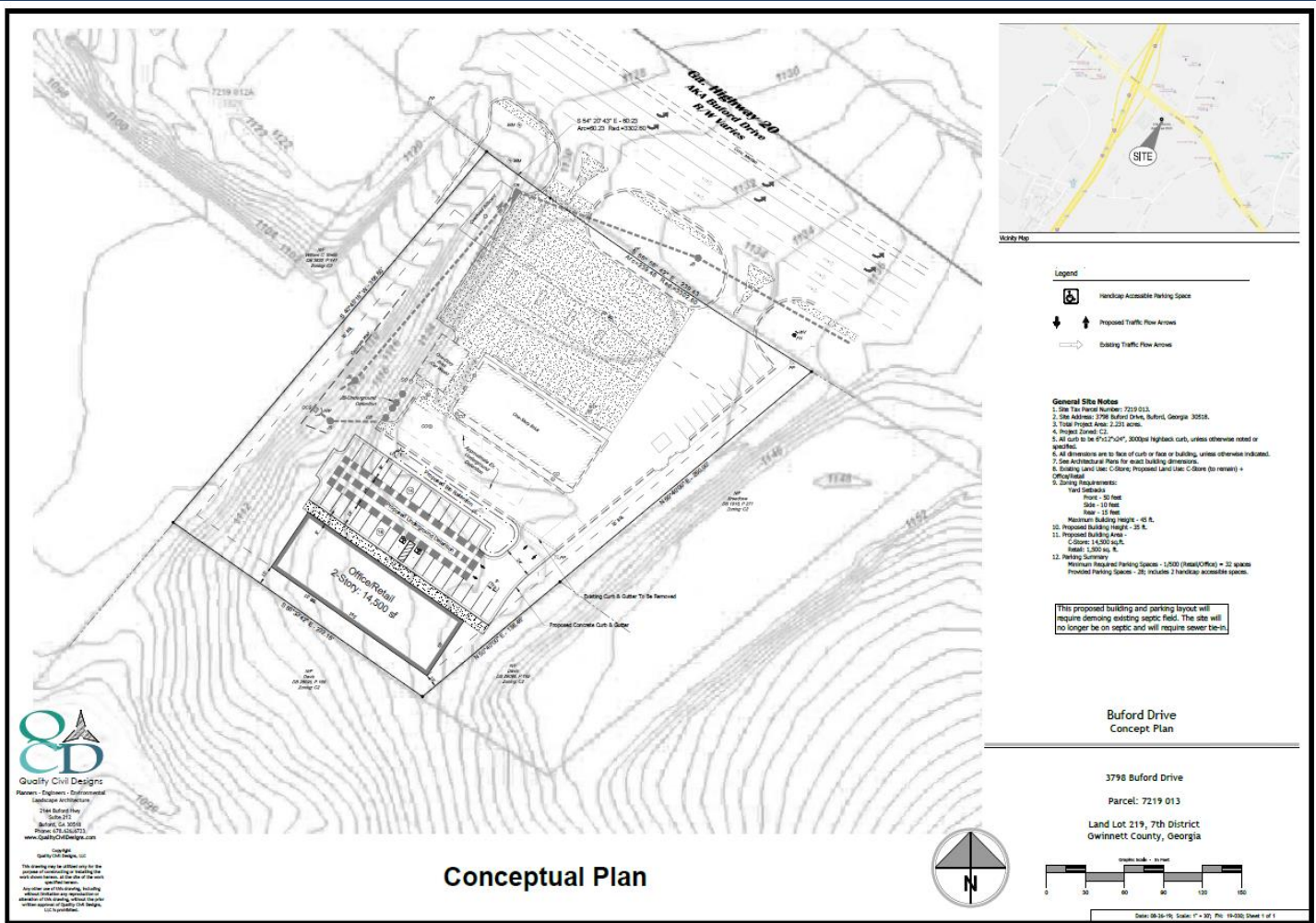
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Property Survey



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GWINNETT COUNTY FAST FACTS

- 930 manufacturers; 447 information technology companies; 3,552 professional, Scientific, and technical firms; 2,993 supply chain companies and 1,331 finance and insurance companies call Gwinnett home.
- Maintains a highly educated workforce, with more than 38 percent of its residents 25 and older having a bachelor's degree or higher. (Source: ESRI 2020)
- Approximately 30 miles northeast of Atlanta its County seat is Lawrenceville, GA.
- 437 square miles
- Adjacent counties: Barrow, DeKalb, Forsyth, Fulton, Hall, Jackson, Rockdale, and Walton
- 80 percent of the U.S. population is within a two-hour flight.
- Gateway to metro Atlanta from north and northeast via I-85 and I-985
- Easy access to University of Georgia (at Athens) via University Parkway/GA Highway 316
- Minutes from scenic Lake Lanier
- Home to 16 municipalities
- The County has maintained Triple AAA credit ratings for more than 20 years.

“As a resident of Atlanta, I can attest to the fact that Gwinnett County is one of the most culturally diverse and vibrant areas of Metro Atlanta.” For decades it has been one of the fastest-growing counties in America. Three major shopping malls anchor the retail sector, while other businesses are attracted by the financial, legal professional, and technical services Gwinnett has to offer.

With more than 930,000 residents, Gwinnett enjoys a prosperous business climate, the largest school system in the state, more than 85 higher learning institutions within commuting distance, an award-winning public park system, world-class cultural and entertainment activities, and a commitment to proactive environmental stewardship. As the most diverse county in the Southeast, and 37th most diverse in the U.S., with more than 25,000 businesses and more than 550 international companies calling Gwinnett home, it illustrates what a growing and dynamic community looks like now and in the future. With over 30,000 businesses in Gwinnett, including Fortune 500 and Fortune 1000 companies, there is an abundance of opportunities for employment and economic growth.

A wide variety of shopping, dining and entertainment options reflect the amazing diversity of Gwinnett's steadily growing population. Housing options range from mixed-use to traditional suburban neighborhoods to executive housing.

A well-educated workforce is the result of outstanding public and private schools, colleges, and universities. Centrally located between the state's biggest universities, Gwinnett is rapidly becoming a hotbed of research and development, especially in water technology, agriculture, health care and environmental sciences.

The Buford City School System serves more than 5,500 students in five schools: Buford Elementary School (K), Buford Academy (grades 1-3), Buford Senior Academy (grades 4-5), Buford Middle School (grades 6-8), and Buford High School (grades 9-12). With this district being ranked #1 in the state by Niche.

Demographics and Traffic Counts			
3798 Buford Drive - Buford, GA 30519			
Radius			
Population:	1 Mile	3 Mile	5 Mile
Growth 2020-2025	7.52%	7.10%	6.69%
Growth 2010-2020	31.32%	27.06%	22.76%
Household:	1 Mile	3 Mile	5 Mile
2025 Projection	1,315	18,062	46,506
2020 Estimate	1,226	16,881	43,639
Growth 2020-2025	7.26%	7.00%	6.57%
Growth 2010-2020	30.01%	26.84%	22.46%
Household Income:	1 Mile	3 Mile	5 Mile
2020 Avg Household Income	\$102,049	94,222	100,656
2020 Med Household Income	\$83,002	\$75,366	\$82,966

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