



FOR SALE

DEVELOPMENT OPPORTUNITY

0.25 ACRES

CITY OF BUFORD | GEORGIA 30518

COLE ST

S LEE ST

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **4695 S Lee St, 0.25 acres in Buford, Gwinnett County, Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. ("Broker") and the Seller ("Seller"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. represents the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:

EDGAR HERNANDEZ

P: 770.913.3961

E: ehernandez@ackermanco.net

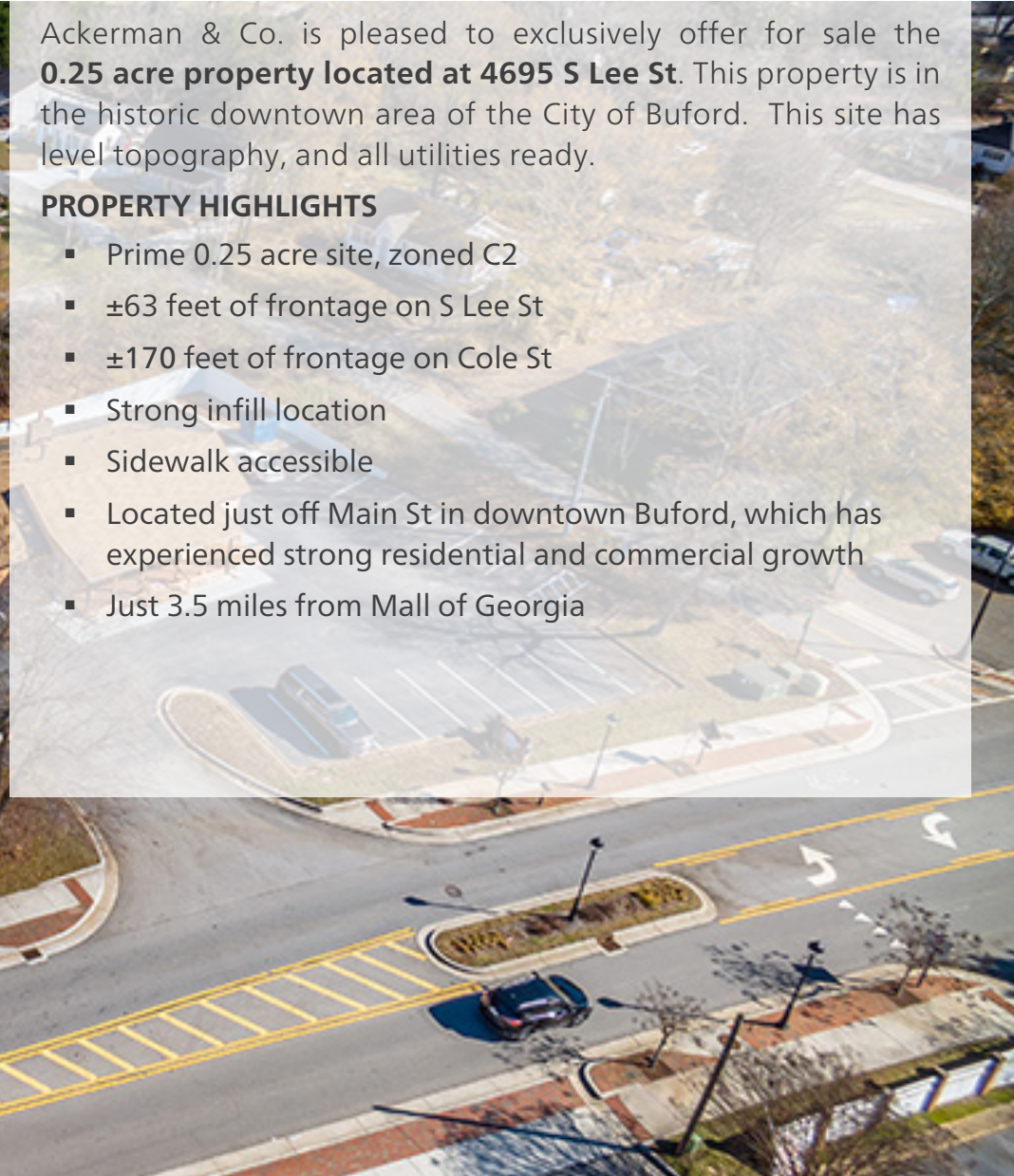
Infill Development Opportunity



Ackerman & Co. is pleased to exclusively offer for sale the **0.25 acre property located at 4695 S Lee St**. This property is in the historic downtown area of the City of Buford. This site has level topography, and all utilities ready.

PROPERTY HIGHLIGHTS

- Prime 0.25 acre site, zoned C2
- ± 63 feet of frontage on S Lee St
- ± 170 feet of frontage on Cole St
- Strong infill location
- Sidewalk accessible
- Located just off Main St in downtown Buford, which has experienced strong residential and commercial growth
- Just 3.5 miles from Mall of Georgia

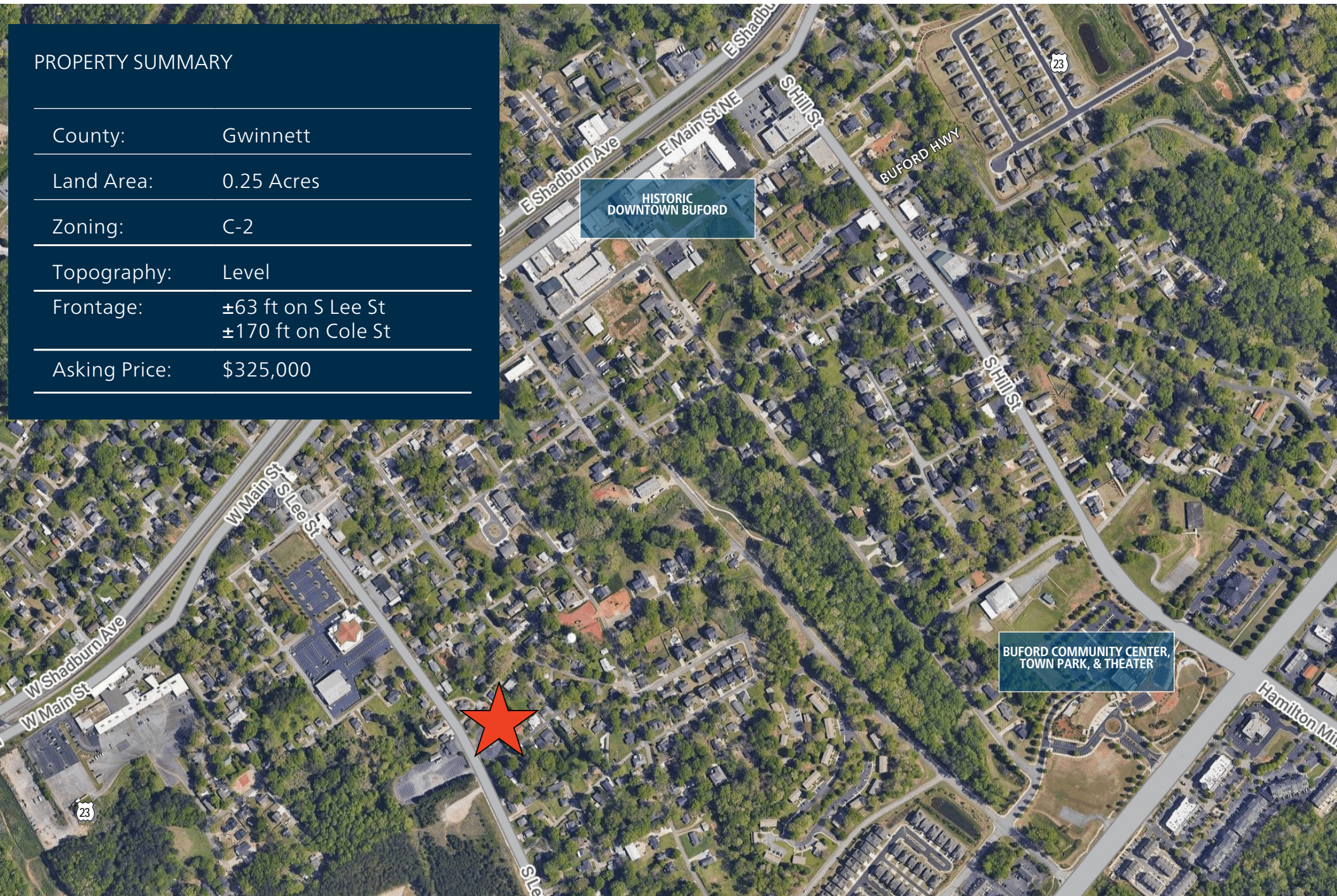


Aerial Map/Property Overview

4695 S LEE ST
BUFORD, GA

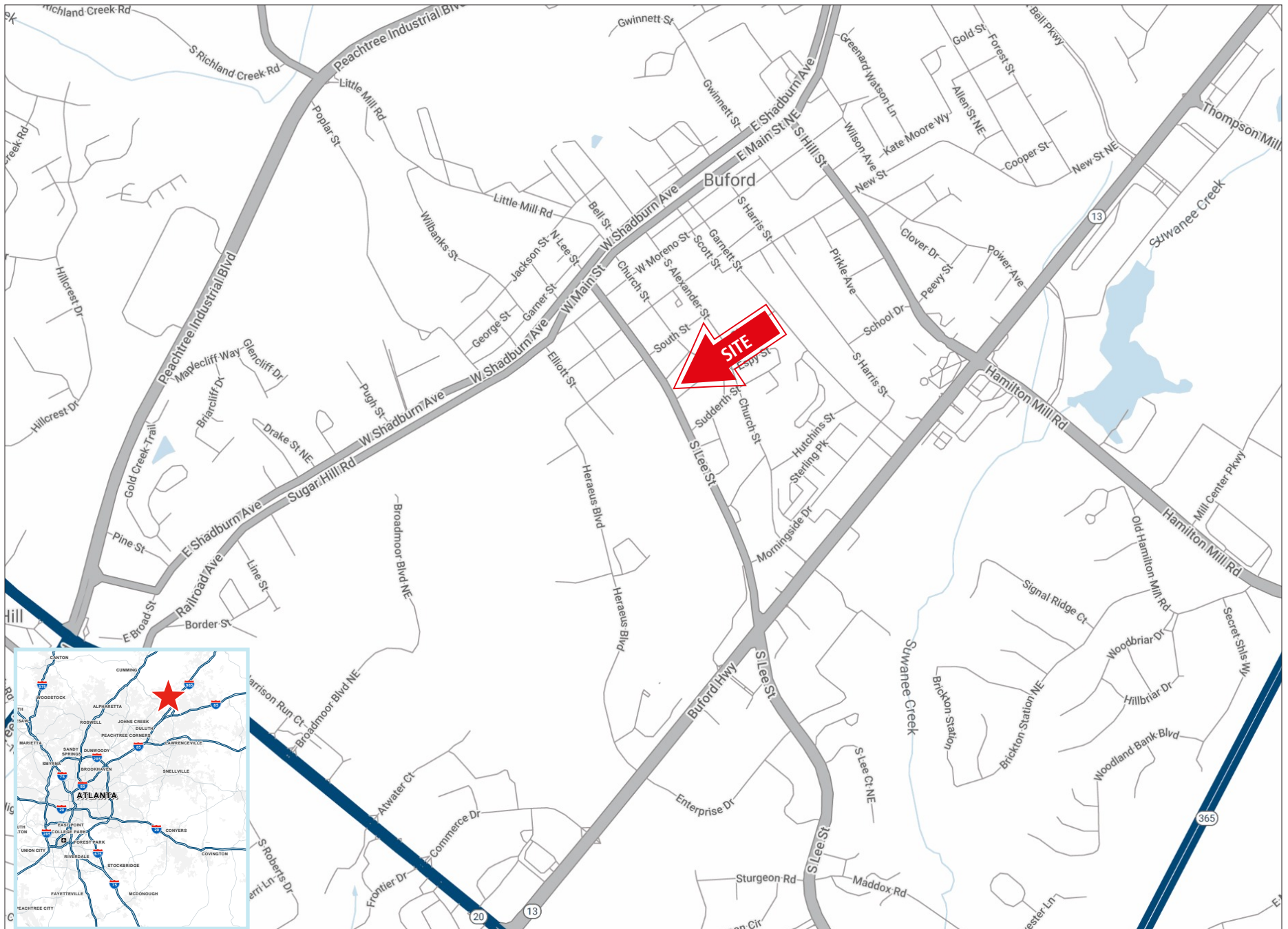
PROPERTY SUMMARY

County:	Gwinnett
Land Area:	0.25 Acres
Zoning:	C-2
Topography:	Level
Frontage:	±63 ft on S Lee St ±170 ft on Cole St
Asking Price:	\$325,000



Location Map

4695 S LEE ST
BUFORD, GA



Aerial View

4695 S LEE ST
 BUFORD, GA

radius	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population (2023)	4,031	46,836	116,239
Projected Population (2028)	4,531	52,940	128,181
HOUSEHOLDS			
Estimated Households (2023)	1,463	16,260	39,396
Projected Households (2028)	1,651	18,476	43,857
INCOME			
Average Household Income	\$57,219	\$112,868	\$134,295
Median Household Income	\$52,151	93,292	\$107,014
Per Capita Income	\$21,038	\$39,233	\$45,560



THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

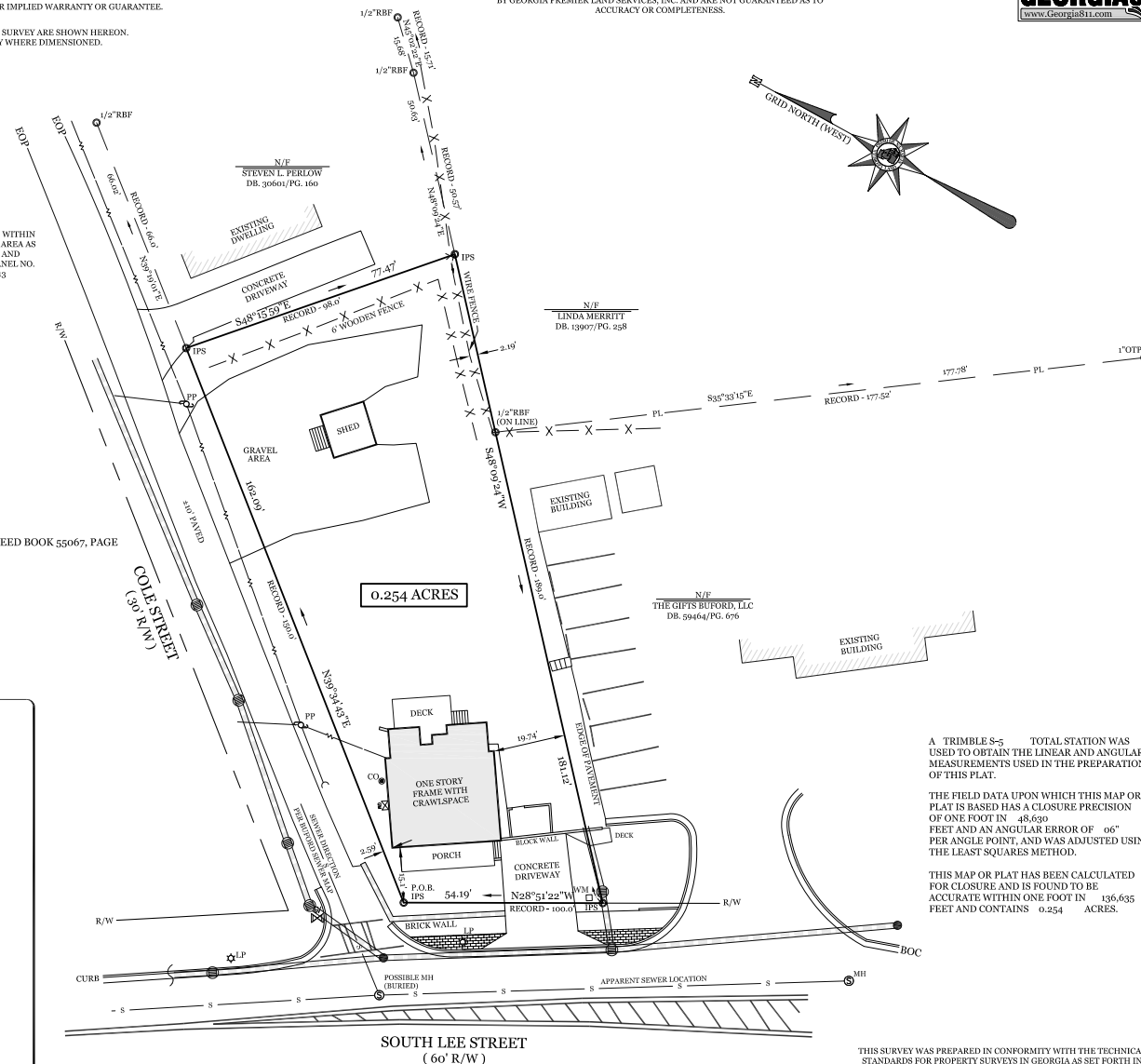
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY FIG. 11.B.M. PANEL NO. 13135C0945 G, DATED MARCH 4, 2013

REFERENCES:
1) WARRANTY DEED RECORDED IN DEED BOOK 55067, PAGE 728, GWINNETT COUNTY RECORDS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.



LOCATED IN THE CITY OF BUFORD



LEGEND

REF	RE-BAR FOUND
RL	ROCK FOUND
IPS	IRON PIN SET (1/2" REBAR)
SPC	IRON PIPE FOUND
CMP	CONCRETE FOUNDMENT FOUND
TOP	TOP OF PIPE
CTM	CURB TOP
CTB	CURB BOTTOM
SCV	SEWER CONTROL VALVE
DL	DECK LINE
LL	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTERLINE
RI	BUILDING TRACK LINE
RIW	RIGHT OF WAY
DR	DRIVEWAY
DL	DRAINAGE DRAINAGE
CO	CORNER
BOC	BACK OF CURB
TOP	TOP OF CURB
OMD	GEORGIA METRO DISTRICT
PRP	PLAY ROOM / PAGE
DRP	DRIVEWAY / PAGE
PCP	POINT OF COMMENCEMENT
PLT	POINT OF LOCATION
IE	INVERT ELEVATION
FE	FINISHED FLOOR ELEVATION
BSE	BASEMENT FLOOR ELEVATION
CMF	CORRUGATED METAL PIPE
BCP	BURIED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VP	VERTICAL PIPE
LP	LEFT SIDE
RP	RIGHT SIDE OR UTILITY POLE
MB	MANHOLE
CB	CURB
HW	HEADWALL
HW	HEADWALL
GR	GRATE INLET
WF	WATER FURNISH
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
EL	ELECTRICAL ELEVATION
EX	EXISTING CONCRETE ELEVATION
UN	UNDERGROUND UTILITY
PO	POWERLINE
TE	TELEPHONE LINE
UG	UNDERGROUND GAS LINE
CM	CONCRETE MOUNTING MARKER
SL	SANITARY SEWER LINE
SW	SEWER
WL	WATER LINE / PIPE
FL	FENCE LINE / STREAM CENTERLINE
HL	HEADWALL / FENCE LINE
FT	POLE TREE
LF	LANDMOUND
MA	MARKER
MB	MANHOLE
BM	BENCH MARK
CP	CORNER POINT

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



A TRIMBLE S-5 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,630 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 136,635 FEET AND CONTAINS 0.254 ACRES.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 480-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ASCERTAINED COMPLETELY AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

RETRACEMENT SURVEY FOR:

JENNIFER SUDDERTH
4695 SOUTH LEE STREET

Sheet No.	7th
District:	294
Land Lot:	294
County:	GWINNETT COUNTY, GA.
Project:	23034
Drawn By:	BS

ACAD FILE: 23034 - 4695 SOUTH LEE\034#RNDY.DWG



GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3000 HAMILTON MILL ROAD
BUFORD, GEORGIA 30619
(770) 944-3986
LAND SURVEY FIRM COA #4177



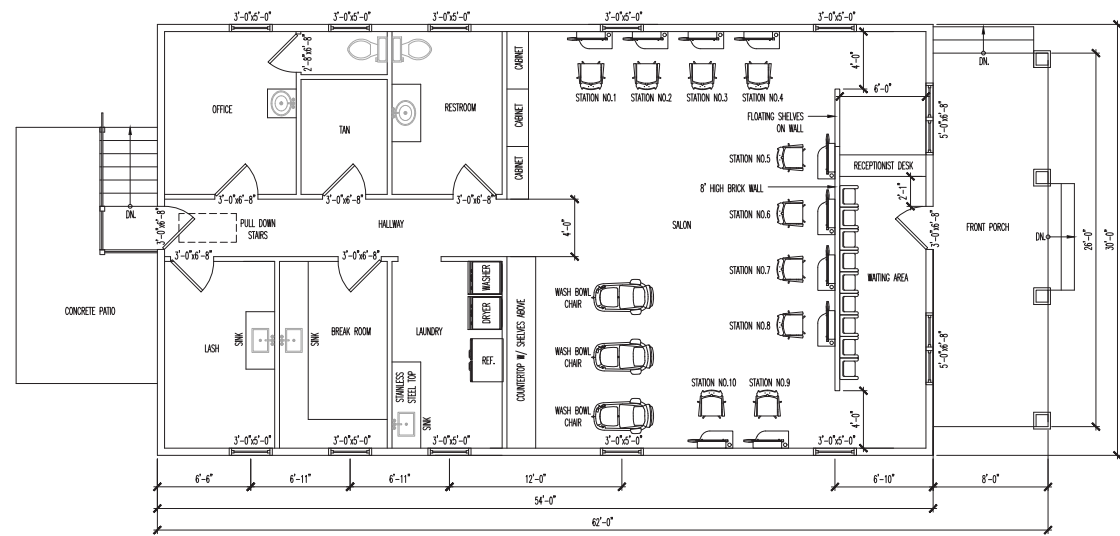
Development Option

4695 S LEE ST
 BUFORD, GA



RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

FRONT ELEVATION
 SCALE: 1/4"=1'-0"



FLOOR PLAN
 SCALE: 1/4"=1'-0"

NOT RELEASED FOR CONSTRUCTION

P:\CAD_Drawings\4695 S Lee St Structural_Bas\FloorPlan.dwg Thu, 11/09/23 10:10 AM

2023 Demographics

4695 S LEE ST
BUFORD, GA

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	4,031	46,836	116,239
Projected Population (2028)	4,531	52,940	128,181
Census Population (2020)	3,849	45,591	112,444
Census Population (2010)	3,243	35,715	88,829
Projected Annual Growth (2023-2028)	500 2.5%	6,104 2.6%	11,942 2.1%
Historical Annual Growth (2020-2023)	182 -	1,245 0.9%	3,795 1.1%
Historical Annual Growth (2010-2020)	607 1.9%	9,876 2.8%	23,615 2.7%
Estimated Population Density (2023)	1,284 <i>psm</i>	1,657 <i>psm</i>	1,480 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	1,463	16,260	39,396
Projected Households (2028)	1,651	18,476	43,857
Census Households (2020)	1,320	15,194	37,132
Census Households (2010)	1,167	12,362	29,956
Projected Annual Growth (2023-2028)	188 2.6%	2,216 2.7%	4,462 2.3%
Historical Annual Change (2010-2023)	296 2.0%	3,898 2.4%	9,439 2.4%
Average Household Income			
Estimated Average Household Income (2023)	\$57,219	\$112,868	\$134,295
Projected Average Household Income (2028)	\$53,826	\$106,480	\$130,412
Census Average Household Income (2010)	\$36,983	\$68,053	\$78,902
Census Average Household Income (2000)	\$40,294	\$59,880	\$69,797
Projected Annual Change (2023-2028)	-\$3,393 -1.2%	-\$6,388 -1.1%	-\$3,884 -0.6%
Historical Annual Change (2000-2023)	\$16,925 1.8%	\$52,988 3.8%	\$64,499 4.0%
Median Household Income			
Estimated Median Household Income (2023)	\$52,151	\$93,292	\$107,014
Projected Median Household Income (2028)	\$53,258	\$94,834	\$108,191
Census Median Household Income (2010)	\$26,798	\$58,368	\$66,951
Census Median Household Income (2000)	\$29,671	\$50,278	\$60,707
Projected Annual Change (2023-2028)	\$1,107 0.4%	\$1,542 0.3%	\$1,176 0.2%
Historical Annual Change (2000-2023)	\$22,480 3.3%	\$43,014 3.7%	\$46,307 3.3%
Per Capita Income			
Estimated Per Capita Income (2023)	\$21,038	\$39,233	\$45,560
Projected Per Capita Income (2028)	\$19,857	\$37,204	\$44,661
Census Per Capita Income (2010)	\$13,308	\$23,547	\$26,616
Census Per Capita Income (2000)	\$14,973	\$21,528	\$24,513
Projected Annual Change (2023-2028)	-\$1,182 -1.1%	-\$2,029 -1.0%	-\$899 -0.4%
Historical Annual Change (2000-2023)	\$6,065 1.8%	\$17,705 3.6%	\$21,047 3.7%
Estimated Average Household Net Worth (2023)	\$161,849	\$563,062	\$702,548

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULLS
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Race and Ethnicity			
Total Population (2023)	4,031	46,836	116,239
White (2023)	1,774 44.0%	22,759 48.6%	57,178 49.2%
Black or African American (2023)	1,058 26.2%	9,715 20.7%	23,523 20.2%
American Indian or Alaska Native (2023)	41 1.0%	339 0.7%	610 0.5%
Asian (2023)	120 3.0%	4,706 10.0%	16,760 14.4%
Hawaiian or Pacific Islander (2023)	4 -	29 -	63 -
Other Race (2023)	577 14.3%	4,482 9.6%	7,576 6.5%
Two or More Races (2023)	457 11.3%	4,806 10.3%	10,529 9.1%
Population < 18 (2023)	946 23.5%	12,097 25.8%	29,882 25.7%
White Not Hispanic	307 32.5%	5,111 42.3%	13,294 44.5%
Black or African American	231 24.4%	2,488 20.6%	5,940 19.9%
Asian	28 3.0%	1,265 10.5%	4,441 14.9%
Other Race Not Hispanic	65 6.9%	496 4.1%	1,171 3.9%
Hispanic	314 33.2%	2,737 22.6%	5,036 16.9%
Not Hispanic or Latino Population (2023)	2,820 70.0%	36,323 77.6%	96,207 82.8%
Not Hispanic White	1,524 54.1%	20,646 56.8%	52,803 54.9%
Not Hispanic Black or African American	1,035 36.7%	9,519 26.2%	23,163 24.1%
Not Hispanic American Indian or Alaska Native	6 0.2%	42 0.1%	127 0.1%
Not Hispanic Asian	118 4.2%	4,682 12.9%	16,722 17.4%
Not Hispanic Hawaiian or Pacific Islander	- -	12 -	30 -
Not Hispanic Other Race	14 0.5%	184 0.5%	367 0.4%
Not Hispanic Two or More Races	122 4.3%	1,237 3.4%	2,996 3.1%
Hispanic or Latino Population (2023)	1,211 30.0%	10,513 22.4%	20,032 17.2%
Hispanic White	250 20.6%	2,114 20.1%	4,375 21.8%
Hispanic Black or African American	23 1.9%	196 1.9%	361 1.8%
Hispanic American Indian or Alaska Native	35 2.9%	297 2.8%	483 2.4%
Hispanic Asian	2 0.2%	23 0.2%	38 0.2%
Hispanic Hawaiian or Pacific Islander	3 0.2%	17 0.2%	33 0.2%
Hispanic Other Race	564 46.5%	4,298 40.9%	7,209 36.0%
Hispanic Two or More Races	335 27.7%	3,569 33.9%	7,533 37.6%
Not Hispanic or Latino Population (2020)	2,565 66.6%	34,771 76.3%	93,276 83.0%
Hispanic or Latino Population (2020)	1,285 33.4%	10,820 23.7%	19,168 17.0%
Not Hispanic or Latino Population (2010)	2,238 69.0%	28,680 80.3%	75,868 85.4%
Hispanic or Latino Population (2010)	1,005 31.0%	7,035 19.7%	12,961 14.6%
Not Hispanic or Latino Population (2028)	3,190 70.4%	40,996 77.4%	105,642 82.4%
Hispanic or Latino Population (2028)	1,342 29.6%	11,944 22.6%	22,539 17.6%
Projected Annual Growth (2023-2028)	131 2.2%	1,431 2.7%	2,507 2.5%
Historical Annual Growth (2010-2020)	280 2.8%	3,785 5.4%	6,207 4.8%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULLS
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2023 Demographics

4695 S LEE ST
BUFORD, GA

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Total Age Distribution (2023)			
Total Population	4,031	46,836	116,239
Age Under 5 Years	233 5.8%	2,894 6.2%	6,743 5.8%
Age 5 to 9 Years	246 6.1%	3,341 7.1%	8,447 7.3%
Age 10 to 14 Years	292 7.2%	3,589 7.7%	9,174 7.9%
Age 15 to 19 Years	275 6.8%	3,441 7.3%	8,355 7.2%
Age 20 to 24 Years	295 7.3%	3,015 6.4%	6,976 6.0%
Age 25 to 29 Years	234 5.8%	2,914 6.2%	6,678 5.7%
Age 30 to 34 Years	251 6.2%	3,111 6.6%	7,432 6.4%
Age 35 to 39 Years	200 5.0%	3,240 6.9%	8,562 7.4%
Age 40 to 44 Years	223 5.5%	3,396 7.3%	9,189 7.9%
Age 45 to 49 Years	223 5.5%	3,030 6.5%	8,279 7.1%
Age 50 to 54 Years	274 6.8%	3,091 6.6%	8,013 6.9%
Age 55 to 59 Years	244 6.0%	2,727 5.8%	6,903 5.9%
Age 60 to 64 Years	254 6.3%	2,536 5.4%	6,496 5.6%
Age 65 to 69 Years	217 5.4%	2,102 4.5%	5,250 4.5%
Age 70 to 74 Years	173 4.3%	1,786 3.8%	4,114 3.5%
Age 75 to 79 Years	145 3.6%	1,260 2.7%	2,891 2.5%
Age 80 to 84 Years	80 2.4%	676 1.4%	1,532 1.3%
Age 85 Years or Over	152 3.8%	687 1.5%	1,205 1.0%
Median Age	39.0	36.0	36.7
Age 19 Years or Less	1,046 25.9%	13,265 28.3%	32,720 28.1%
Age 20 to 64 Years	2,199 54.6%	27,059 57.8%	68,528 59.0%
Age 65 Years or Over	786 19.5%	6,511 13.9%	14,992 12.9%
Female Age Distribution (2023)			
Female Population	2,070 51.3%	23,789 50.8%	59,062 50.8%
Age Under 5 Years	111 5.4%	1,427 6.0%	3,295 5.6%
Age 5 to 9 Years	119 5.8%	1,613 6.8%	4,141 7.0%
Age 10 to 14 Years	141 6.8%	1,776 7.5%	4,485 7.6%
Age 15 to 19 Years	134 6.5%	1,644 6.9%	4,107 7.0%
Age 20 to 24 Years	126 6.1%	1,420 6.0%	3,383 5.7%
Age 25 to 29 Years	115 5.5%	1,415 5.9%	3,293 5.6%
Age 30 to 34 Years	134 6.5%	1,612 6.8%	3,849 6.5%
Age 35 to 39 Years	94 4.5%	1,612 6.8%	4,409 7.5%
Age 40 to 44 Years	104 5.0%	1,693 7.1%	4,664 7.9%
Age 45 to 49 Years	120 5.8%	1,593 6.7%	4,286 7.3%
Age 50 to 54 Years	145 7.0%	1,520 6.4%	3,953 6.7%
Age 55 to 59 Years	118 5.7%	1,375 5.8%	3,480 5.9%
Age 60 to 64 Years	130 6.3%	1,336 5.6%	3,384 5.7%
Age 65 to 69 Years	127 6.1%	1,122 4.7%	2,740 4.6%
Age 70 to 74 Years	88 4.2%	982 4.1%	2,253 3.8%
Age 75 to 79 Years	85 4.1%	729 3.1%	1,619 2.7%
Age 80 to 84 Years	60 2.9%	428 1.8%	880 1.5%
Age 85 Years or Over	118 5.7%	493 2.1%	840 1.4%
Female Median Age	42.1	37.4	37.6
Age 19 Years or Less	506 24.5%	6,459 27.2%	16,028 27.1%
Age 20 to 64 Years	1,086 52.5%	13,576 57.1%	34,701 58.8%
Age 65 Years or Over	478 23.1%	3,753 15.8%	8,332 14.1%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULLS
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Male Age Distribution (2023)			
Male Population	1,961 48.7%	23,047 49.2%	57,177 49.2%
Age Under 5 Years	122 6.2%	1,468 6.4%	3,448 6.0%
Age 5 to 9 Years	127 6.5%	1,727 7.5%	4,305 7.5%
Age 10 to 14 Years	151 7.7%	1,813 7.9%	4,689 8.2%
Age 15 to 19 Years	140 7.2%	1,798 7.8%	4,249 7.4%
Age 20 to 24 Years	169 8.6%	1,595 6.9%	3,594 6.3%
Age 25 to 29 Years	120 6.1%	1,499 6.5%	3,384 5.9%
Age 30 to 34 Years	118 6.0%	1,498 6.5%	3,583 6.3%
Age 35 to 39 Years	106 5.4%	1,628 7.1%	4,152 7.3%
Age 40 to 44 Years	119 6.1%	1,703 7.4%	4,525 7.9%
Age 45 to 49 Years	103 5.3%	1,437 6.2%	3,993 7.0%
Age 50 to 54 Years	129 6.6%	1,571 6.8%	4,060 7.1%
Age 55 to 59 Years	125 6.4%	1,352 5.9%	3,423 6.0%
Age 60 to 64 Years	124 6.3%	1,201 5.2%	3,112 5.4%
Age 65 to 69 Years	90 4.6%	980 4.3%	2,510 4.4%
Age 70 to 74 Years	85 4.3%	803 3.5%	1,861 3.3%
Age 75 to 79 Years	60 3.1%	531 2.3%	1,272 2.2%
Age 80 to 84 Years	38 1.9%	249 1.1%	651 1.1%
Age 85 Years or Over	34 1.8%	194 0.8%	365 0.6%
Male Median Age	36.2	34.6	35.8
Age 19 Years or Less	540 27.5%	6,806 29.5%	16,691 29.2%
Age 20 to 64 Years	1,113 56.8%	13,483 58.5%	33,827 59.2%
Age 65 Years or Over	308 15.7%	2,758 12.0%	6,659 11.6%
Males per 100 Females (2023)			
Overall Comparison	95	97	97
Age Under 5 Years	109 52.3%	103 50.7%	105 51.1%
Age 5 to 9 Years	106 51.5%	107 51.7%	104 51.0%
Age 10 to 14 Years	107 51.6%	102 50.5%	105 51.1%
Age 15 to 19 Years	104 51.1%	109 52.2%	103 50.8%
Age 20 to 24 Years	134 57.2%	112 52.9%	106 51.5%
Age 25 to 29 Years	104 51.1%	106 51.4%	103 50.7%
Age 30 to 34 Years	88 46.8%	93 48.2%	93 48.2%
Age 35 to 39 Years	113 53.1%	101 50.2%	94 48.5%
Age 40 to 44 Years	115 53.4%	101 50.2%	97 49.2%
Age 45 to 49 Years	86 46.2%	90 47.4%	93 48.2%
Age 50 to 54 Years	89 47.1%	103 50.8%	103 50.7%
Age 55 to 59 Years	106 51.5%	98 49.6%	98 49.6%
Age 60 to 64 Years	95 48.8%	90 47.3%	92 47.9%
Age 65 to 69 Years	71 41.5%	87 46.6%	92 47.8%
Age 70 to 74 Years	97 49.2%	82 45.0%	83 45.2%
Age 75 to 79 Years	71 41.5%	73 42.2%	79 44.0%
Age 80 to 84 Years	63 38.8%	58 36.8%	74 42.5%
Age 85 Years or Over	29 22.6%	39 28.3%	43 30.3%
Age 19 Years or Less	107 51.6%	105 51.3%	104 51.0%
Age 20 to 39 Years	109 52.2%	103 50.7%	99 49.6%
Age 40 to 64 Years	97 49.3%	97 49.1%	97 49.2%
Age 65 Years or Over	64 39.2%	73 42.4%	80 44.4%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULLS
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2023 Demographics

4695 S LEE ST
BUFORD, GA

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Household Type (2023)			
Total Households	1,463	16,260	39,396
Households with Children	474 32.4%	6,450 39.7%	16,973 43.1%
Average Household Size	2.7	2.9	2.9
Household Density per Square Mile	466	575	502
Population Family	3,202 79.4%	40,743 87.0%	103,512 89.1%
Population Non-Family	716 17.8%	5,848 12.5%	12,233 10.5%
Population Group Quarters	113 2.8%	245 0.5%	494 0.4%
Family Households	909 62.1%	11,653 71.7%	29,770 75.6%
Married Couple Households	568 62.5%	8,530 73.2%	22,801 76.6%
Other Family Households with Children	341 37.5%	3,123 26.8%	6,969 23.4%
Family Households with Children	474 52.1%	6,413 55.0%	16,855 56.6%
Married Couple with Children	274 57.9%	4,725 73.7%	13,307 78.9%
Other Family Households with Children	200 42.1%	1,688 26.3%	3,549 21.1%
Family Households No Children	435 47.9%	5,240 45.0%	12,914 43.4%
Married Couple No Children	294 67.6%	3,805 72.6%	9,495 73.5%
Other Family Households No Children	141 32.4%	1,435 27.4%	3,420 26.5%
Non-Family Households	554 37.9%	4,607 28.3%	9,626 24.4%
Non-Family Households with Children	- -	36 0.8%	117 1.2%
Non-Family Households No Children	554 100.0%	4,570 99.2%	9,508 98.8%
Average Family Household Size	3.5	3.5	3.5
Average Family Income	\$72,592	\$135,828	\$143,711
Median Family Income	\$57,091	\$105,153	\$120,935
Average Non-Family Household Size	1.3	1.3	1.3
Marital Status (2023)			
Population Age 15 Years or Over	3,260	37,012	91,875
Never Married	1,183 36.3%	11,035 29.8%	24,694 26.9%
Currently Married	1,329 40.8%	19,571 52.9%	50,833 55.3%
Previously Married	748 22.9%	6,407 17.3%	16,348 17.8%
Separated	35 4.7%	1,195 18.6%	4,100 25.1%
Widowed	274 36.6%	1,814 28.3%	3,353 20.5%
Divorced	439 58.7%	3,398 53.0%	8,894 54.4%
Educational Attainment (2023)			
Adult Population Age 25 Years or Over	2,690	30,556	76,543
Elementary (Grade Level 0 to 8)	619 23.0%	2,285 7.5%	4,420 5.8%
Some High School (Grade Level 9 to 11)	390 14.5%	2,025 6.6%	4,367 5.7%
High School Graduate	659 24.5%	8,062 26.4%	16,681 21.8%
Some College	399 14.8%	4,801 15.7%	11,665 15.2%
Associate Degree Only	183 6.8%	2,095 6.9%	6,399 8.4%
Bachelor Degree Only	323 12.0%	7,502 24.6%	21,262 27.8%
Graduate Degree	116 4.3%	3,787 12.4%	11,750 15.4%
Any College (Some College or Higher)	1,022 38.0%	18,185 59.5%	51,075 66.7%
College Degree + (Bachelor Degree or Higher)	439 16.3%	11,289 36.9%	33,012 43.1%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 5 of 9

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Housing			
Total Housing Units (2023)	1,581	17,134	41,251
Total Housing Units (2020)	1,453	16,021	38,573
Historical Annual Growth (2020-2023)	127 -	1,114 -	2,678 -
Housing Units Occupied (2023)	1,463 92.6%	16,260 94.9%	39,396 95.5%
Housing Units Owner-Occupied	935 63.9%	10,840 66.7%	26,581 67.5%
Housing Units Renter-Occupied	528 36.1%	5,420 33.3%	12,814 32.5%
Housing Units Vacant (2023)	118 7.4%	875 5.1%	1,856 4.5%
Household Size (2023)			
Total Households	1,463	16,260	39,396
1 Person Households	482 33.0%	3,857 23.7%	7,857 19.9%
2 Person Households	417 28.5%	4,698 28.9%	11,411 29.0%
3 Person Households	169 11.6%	2,534 15.6%	6,712 17.0%
4 Person Households	171 11.7%	2,763 17.0%	7,425 18.8%
5 Person Households	105 7.2%	1,385 8.5%	3,513 8.9%
6 Person Households	67 4.6%	655 4.0%	1,673 4.2%
7 or More Person Households	50 3.4%	368 2.3%	806 2.0%
Household Income Distribution (2023)			
HH Income \$200,000 or More	1 0.1%	2,078 12.8%	6,809 17.3%
HH Income \$150,000 to \$199,999	34 2.3%	1,590 9.8%	5,033 12.8%
HH Income \$125,000 to \$149,999	73 5.0%	1,682 10.3%	4,283 10.9%
HH Income \$100,000 to \$124,999	147 10.1%	1,719 10.6%	3,926 10.0%
HH Income \$75,000 to \$99,999	229 15.7%	1,964 12.1%	4,580 11.6%
HH Income \$50,000 to \$74,999	232 15.9%	2,388 14.7%	5,322 13.5%
HH Income \$35,000 to \$49,999	229 15.6%	1,787 11.0%	3,407 8.6%
HH Income \$25,000 to \$34,999	150 10.2%	849 5.2%	1,679 4.3%
HH Income \$15,000 to \$24,999	175 12.0%	1,034 6.4%	1,925 4.9%
HH Income \$10,000 to \$14,999	55 3.8%	452 2.8%	971 2.5%
HH Income Under \$10,000	137 9.3%	717 4.4%	1,459 3.7%
Household Vehicles (2023)			
Households 0 Vehicles Available	89 6.1%	554 3.4%	1,151 2.9%
Households 1 Vehicle Available	644 44.0%	4,829 29.7%	10,768 27.3%
Households 2 Vehicles Available	446 30.5%	7,018 43.2%	17,391 44.1%
Households 3 or More Vehicles Available	284 19.4%	3,860 23.7%	10,085 25.6%
Total Vehicles Available	2,514	32,017	79,903
Average Vehicles per Household	1.7	2.0	2.0
Owner-Occupied Household Vehicles	1,877 74.7%	23,613 73.7%	58,880 73.7%
Average Vehicles per Owner-Occupied Household	2.0	2.2	2.2
Renter-Occupied Household Vehicles	637 25.3%	8,405 26.3%	21,023 26.3%
Average Vehicles per Renter-Occupied Household	1.2	1.6	1.6
Travel Time (2023)			
Worker Base Age 16 years or Over	1,827	24,202	61,712
Travel to Work in 14 Minutes or Less	402 22.0%	3,428 14.2%	7,277 11.8%
Travel to Work in 15 to 29 Minutes	677 37.0%	7,404 30.6%	16,694 27.1%
Travel to Work in 30 to 59 Minutes	518 28.4%	6,949 28.7%	17,874 29.0%
Travel to Work in 60 Minutes or More	70 3.8%	1,458 6.0%	4,483 7.3%
Work at Home	159 8.7%	4,963 20.5%	15,385 24.9%
Average Minutes Travel to Work	23.3	25.9	27.5

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 6 of 9

2023 Demographics

4695 S LEE ST
BUFORD, GA

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Transportation To Work (2023)			
Worker Base Age 16 years or Over	1,827	24,202	61,712
Drive to Work Alone	1,330 72.8%	16,958 70.1%	40,933 66.3%
Drive to Work in Carpool	317 17.3%	2,050 8.5%	4,312 7.0%
Travel to Work by Public Transportation	16 0.9%	84 0.3%	324 0.5%
Drive to Work on Motorcycle	-	-	-
Bicycle to Work	-	-	5
Walk to Work	2	56 0.2%	183 0.3%
Other Means	4 0.2%	90 0.4%	570 0.9%
Work at Home	159 8.7%	4,963 20.5%	15,385 24.9%
Daytime Demographics (2023)			
Total Businesses	552	3,330	7,331
Total Employees	3,967	22,442	45,486
Company Headquarter Businesses	16 3.0%	88 2.7%	171 2.3%
Company Headquarter Employees	611 15.4%	2,932 13.1%	4,351 9.6%
Employee Population per Business	7.2 to 1	6.7 to 1	6.2 to 1
Residential Population per Business	7.3 to 1	14.1 to 1	15.9 to 1
Adj. Daytime Demographics Age 16 Years or Over	5,345	34,440	73,416
Labor Force			
Labor Population Age 16 Years or Over (2023)	3,204	36,285	90,013
Labor Force Total Males (2023)	1,534 47.9%	17,658 48.7%	43,804 48.7%
Male Civilian Employed	997 65.0%	13,127 74.3%	32,489 74.2%
Male Civilian Unemployed	21 1.4%	225 1.3%	570 1.3%
Males in Armed Forces	-	2	226 0.5%
Males Not in Labor Force	515 33.6%	4,304 24.4%	10,519 24.0%
Labor Force Total Females (2023)	1,670 52.1%	18,627 51.3%	46,210 51.3%
Female Civilian Employed	829 49.6%	11,075 59.5%	29,223 63.2%
Female Civilian Unemployed	31 1.9%	353 1.9%	845 1.8%
Females in Armed Forces	-	84 0.4%	146 0.3%
Females Not in Labor Force	810 48.5%	7,115 38.2%	15,995 34.6%
Unemployment Rate	52 1.6%	578 1.6%	1,415 1.6%
Occupation (2023)			
Occupation Population Age 16 Years or Over	1,827	24,202	61,712
Occupation Total Males	997 54.6%	13,127 54.2%	32,489 52.6%
Occupation Total Females	829 45.4%	11,075 45.8%	29,223 47.4%
Management, Business, Financial Operations	226 12.4%	4,064 16.8%	11,631 18.8%
Professional, Related	221 12.1%	5,190 21.4%	15,999 25.9%
Service	494 27.0%	3,800 15.7%	7,996 13.0%
Sales, Office	299 16.3%	5,163 21.3%	13,888 22.5%
Farming, Fishing, Forestry	2	24 0.1%	43
Construction, Extraction, Maintenance	229 12.5%	2,466 10.2%	4,429 7.2%
Production, Transport, Material Moving	356 19.5%	3,495 14.4%	7,726 12.5%
White Collar Workers	746 40.9%	14,417 59.6%	41,518 67.3%
Blue Collar Workers	1,080 59.1%	9,785 40.4%	20,194 32.7%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 7 of 9

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Units In Structure (2023)			
Total Units	1,463	16,260	39,396
1 Detached Unit	966 66.1%	11,967 73.6%	29,328 74.4%
1 Attached Unit	92 6.3%	849 5.2%	2,374 6.0%
2 Units	58 3.9%	275 1.7%	528 1.3%
3 to 4 Units	51 3.5%	304 1.9%	716 1.8%
5 to 9 Units	56 3.8%	438 2.7%	1,044 2.6%
10 to 19 Units	55 3.8%	871 5.4%	2,071 5.3%
20 to 49 Units	39 2.7%	365 2.2%	795 2.0%
50 or More Units	32 2.2%	510 3.1%	1,245 3.2%
Mobile Home or Trailer	115 7.8%	668 4.1%	1,264 3.2%
Other Structure	-	12	31
Homes Built By Year (2023)			
Homes Built 2014 or later	46 2.9%	192 1.1%	714 1.7%
Homes Built 2010 to 2013	241 15.3%	2,732 15.9%	7,126 17.3%
Homes Built 2000 to 2009	204 12.9%	5,140 30.0%	13,172 31.9%
Homes Built 1990 to 1999	278 17.6%	3,536 20.6%	9,213 22.3%
Homes Built 1980 to 1989	157 9.9%	2,060 12.0%	4,723 11.5%
Homes Built 1970 to 1979	125 7.9%	1,311 7.7%	2,298 5.6%
Homes Built 1960 to 1969	133 8.4%	574 3.3%	975 2.4%
Homes Built 1950 to 1959	95 6.0%	429 2.5%	691 1.7%
Homes Built 1940 to 1949	125 7.9%	192 1.1%	272 0.7%
Homes Built Before 1939	59 3.8%	95 0.6%	211 0.5%
Median Age of Homes	39.2 yrs	29.1 yrs	27.0 yrs
Home Values (2023)			
Owner Specified Housing Units	935	10,840	26,581
Home Values \$1,000,000 or More	5 0.5%	172 1.6%	403 1.5%
Home Values \$750,000 to \$999,999	33 3.5%	234 2.2%	555 2.1%
Home Values \$500,000 to \$749,999	42 4.5%	637 5.9%	2,362 8.9%
Home Values \$400,000 to \$499,999	139 14.9%	1,370 12.6%	4,516 17.0%
Home Values \$300,000 to \$399,999	177 18.9%	3,110 28.7%	7,847 29.5%
Home Values \$250,000 to \$299,999	161 17.2%	2,330 21.5%	5,034 18.9%
Home Values \$200,000 to \$249,999	148 15.8%	1,387 12.8%	2,935 11.0%
Home Values \$175,000 to \$199,999	26 2.8%	327 3.0%	652 2.5%
Home Values \$150,000 to \$174,999	30 3.2%	243 2.2%	423 1.6%
Home Values \$125,000 to \$149,999	14 1.5%	104 1.0%	238 0.9%
Home Values \$100,000 to \$124,999	28 3.0%	105 1.0%	169 0.6%
Home Values \$90,000 to \$99,999	2 0.2%	8	15
Home Values \$80,000 to \$89,999	-	5	21
Home Values \$70,000 to \$79,999	4 0.4%	26 0.2%	36 0.1%
Home Values \$60,000 to \$69,999	-	6	13
Home Values \$50,000 to \$59,999	61 6.6%	286 2.6%	318 1.2%
Home Values \$35,000 to \$49,999	9 1.0%	22 0.2%	126 0.5%
Home Values \$25,000 to \$34,999	34 3.7%	178 1.6%	348 1.3%
Home Values \$10,000 to \$24,999	11 1.1%	110 1.0%	249 0.9%
Home Values Under \$10,000	10 1.1%	181 1.7%	321 1.2%
Owner-Occupied Median Home Value	\$267,843	\$303,110	\$332,659
Renter-Occupied Median Rent	\$1,108	\$1,275	\$1,339

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 8 of 9

2023 Demographics

4695 S LEE ST
BUFORD, GA

4695 S Lee St Buford, GA 30518	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2023)			
Total Household Expenditure	\$69.87 M	\$1.24 B	\$3.44 B
Total Non-Retail Expenditure	\$36.7 M	\$656.26 M	\$1.82 B
Total Retail Expenditure	\$33.17 M	\$584.93 M	\$1.62 B
Apparel	\$2.42 M	\$44.48 M	\$124.65 M
Contributions	\$2.14 M	\$41.85 M	\$119.22 M
Education	\$1.82 M	\$40.14 M	\$117.96 M
Entertainment	\$3.84 M	\$71.3 M	\$199.96 M
Food and Beverages	\$10.49 M	\$181.51 M	\$499.53 M
Furnishings and Equipment	\$2.39 M	\$44.17 M	\$123.55 M
Gifts	\$1.55 M	\$31.87 M	\$91.35 M
Health Care	\$6.12 M	\$102.23 M	\$278.38 M
Household Operations	\$2.69 M	\$49.27 M	\$137.92 M
Miscellaneous Expenses	\$1.32 M	\$23.53 M	\$65.34 M
Personal Care	\$938.99 K	\$16.65 M	\$46.12 M
Personal Insurance	\$457.14 K	\$9.09 M	\$25.95 M
Reading	\$151.09 K	\$2.7 M	\$7.52 M
Shelter	\$14.75 M	\$261.06 M	\$723.35 M
Tobacco	\$482.44 K	\$6.9 M	\$17.92 M
Transportation	\$12.83 M	\$225.91 M	\$623.18 M
Utilities	\$5.48 M	\$88.54 M	\$239.13 M
Monthly Household Consumer Expenditure (2023)			
Total Household Expenditure	\$3,980	\$6,361	\$7,279
Total Non-Retail Expenditure	\$2,090 52.5%	\$3,363 52.9%	\$3,859 53.0%
Total Retail Expenditures	\$1,889 47.5%	\$2,998 47.1%	\$3,420 47.0%
Apparel	\$138 3.5%	\$228 3.6%	\$264 3.6%
Contributions	\$122 3.1%	\$214 3.4%	\$252 3.5%
Education	\$104 2.6%	\$206 3.2%	\$250 3.4%
Entertainment	\$219 5.5%	\$365 5.7%	\$423 5.8%
Food and Beverages	\$598 15.0%	\$930 14.6%	\$1,057 14.5%
Furnishings and Equipment	\$136 3.4%	\$226 3.6%	\$261 3.6%
Gifts	\$88 2.2%	\$163 2.6%	\$193 2.7%
Health Care	\$349 8.8%	\$524 8.2%	\$589 8.1%
Household Operations	\$153 3.9%	\$252 4.0%	\$292 4.0%
Miscellaneous Expenses	\$75 1.9%	\$121 1.9%	\$138 1.9%
Personal Care	\$53 1.3%	\$85 1.3%	\$98 1.3%
Personal Insurance	\$26 0.7%	\$47 0.7%	\$55 0.8%
Reading	\$9 0.2%	\$14 0.2%	\$16 0.2%
Shelter	\$840 21.1%	\$1,338 21.0%	\$1,530 21.0%
Tobacco	\$27 0.7%	\$35 0.6%	\$38 0.5%
Transportation	\$731 18.4%	\$1,158 18.2%	\$1,318 18.1%
Utilities	\$312 7.8%	\$454 7.1%	\$506 6.9%

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 9 of 9

Ackerman & Co.

EDGAR HERNANDEZ

P: 770.913.3961

E: ehernandez@ackermanco.net

