

FREESTANDING RESTAURANT BUILDING

3206 Buford Drive, Buford, GA 30519



FOR LEASE OR SUBLEASE | 7,290 SF

PROPERTY HIGHLIGHTS

- Freestanding 7,290 SF second-generation restaurant and lounge building on 2.02 acres
- Covered patio dining areas
- Some FF&E available
- Adjacent to Mall of Georgia, which draws 9 million visitors annually
- Signage and exposure on Buford Dr, which carries 51,300 vehicles per day
- Strong high-income demographics, with an average household income of \$122,776 within 3 miles

BRYAN DAVIS

P: 770.913.3996

E: bdavis@ackermanco.net

SUZANNE SHANK

P: 770.913.3943

E: sshank@ackermanco.net

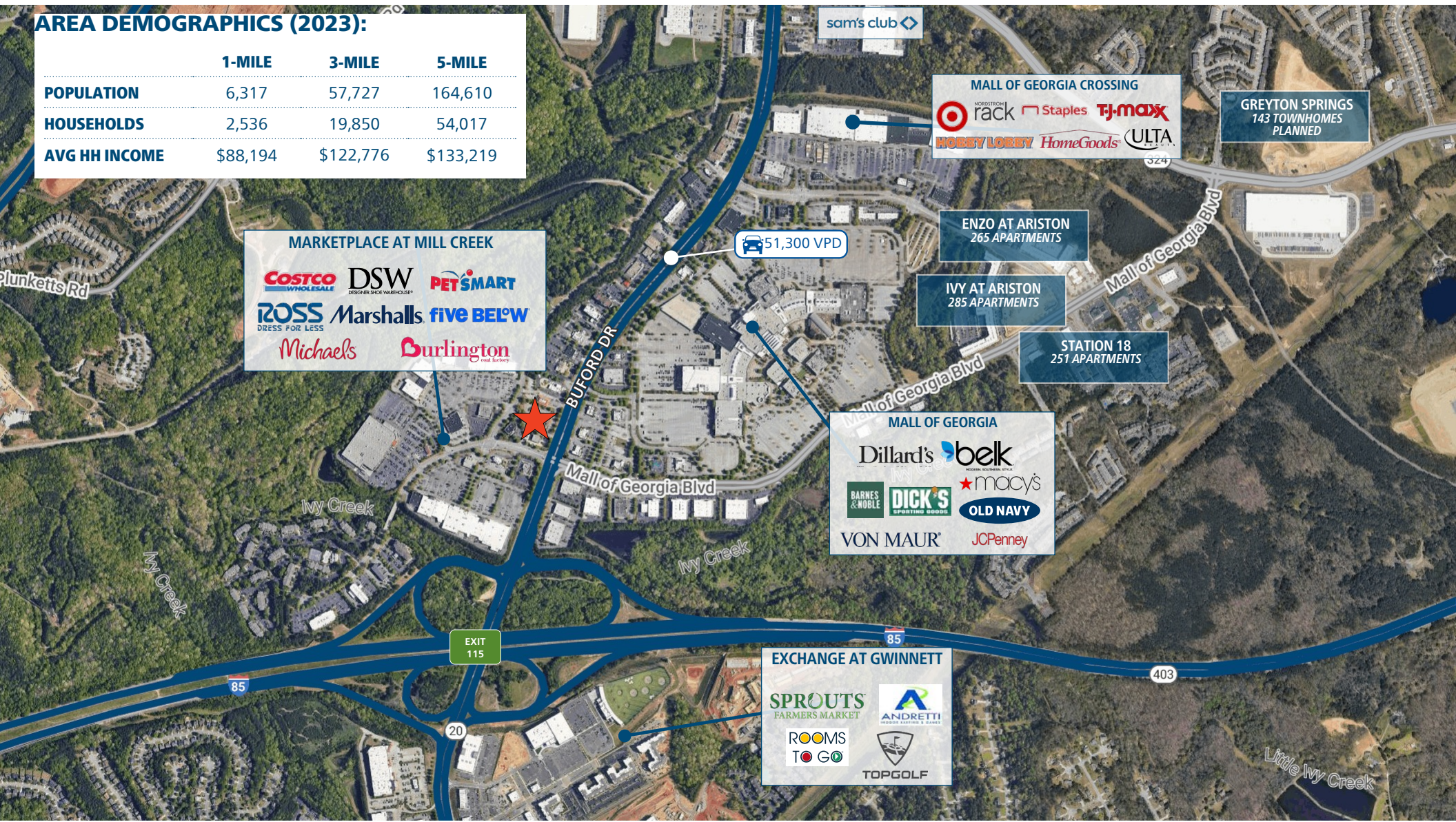
Ackerman Retail
A DIVISION OF ACKERMAN & CO

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AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	6,317	57,727	164,610
HOUSEHOLDS	2,536	19,850	54,017
AVG HH INCOME	\$88,194	\$122,776	\$133,219



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