

The Shoppes at Mall of Georgia

2815 Buford Dr.
Buford, Georgia 30519

Now Leasing

Ste. 104 - 1,644 Sq. Ft.
Ste. 108 - 7,050 Sq. Ft.



Demographics

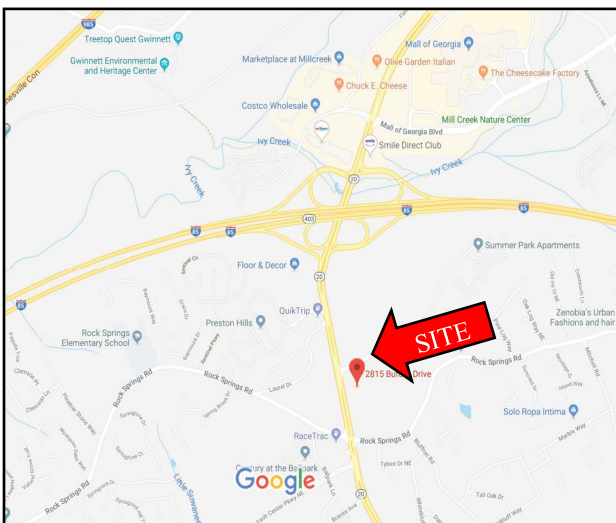
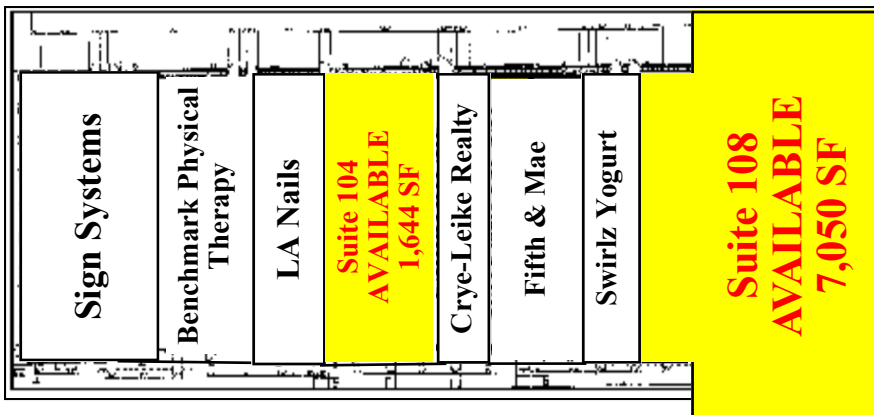
	0-1 Miles	0-3 Miles	0-5 Miles
2020 Est. Average HH Income	\$89,294	\$103,855	\$104,401
Population 2020 Estimate	9,320	54,370	155,453
Population 2025 Estimate	9,945	57,717	164,939

MONTHLY RENT:

Ste. 104 - \$24/SF/YR
Ste. 108 - \$22/SF/YR

EST. CAM (2021):

+/- \$6.12/SF/YR



For Information:
Philip Hollier
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Ste. 230
Duluth, GA 30097
(770) 814-0061 (W)
(770) 623-6660 (Fax)
www.nygaardproperties.com

- Minutes from Mall of Georgia
- High Visibility Retail Location
- Zoned - C-2 Retail
- Ste.108 - Former Restaurant w/1,500 Gallon Grease Trap and Outdoor Patio
- Access to Median Break on GA. Hwy. 20
- Dynamic High - Growth Trade Area
- 80 Parking Spaces Total
- Traffic Count - 21,864 VPD (2018)
- Across from Coolray Field
- Unincorporated Gwinnett County

