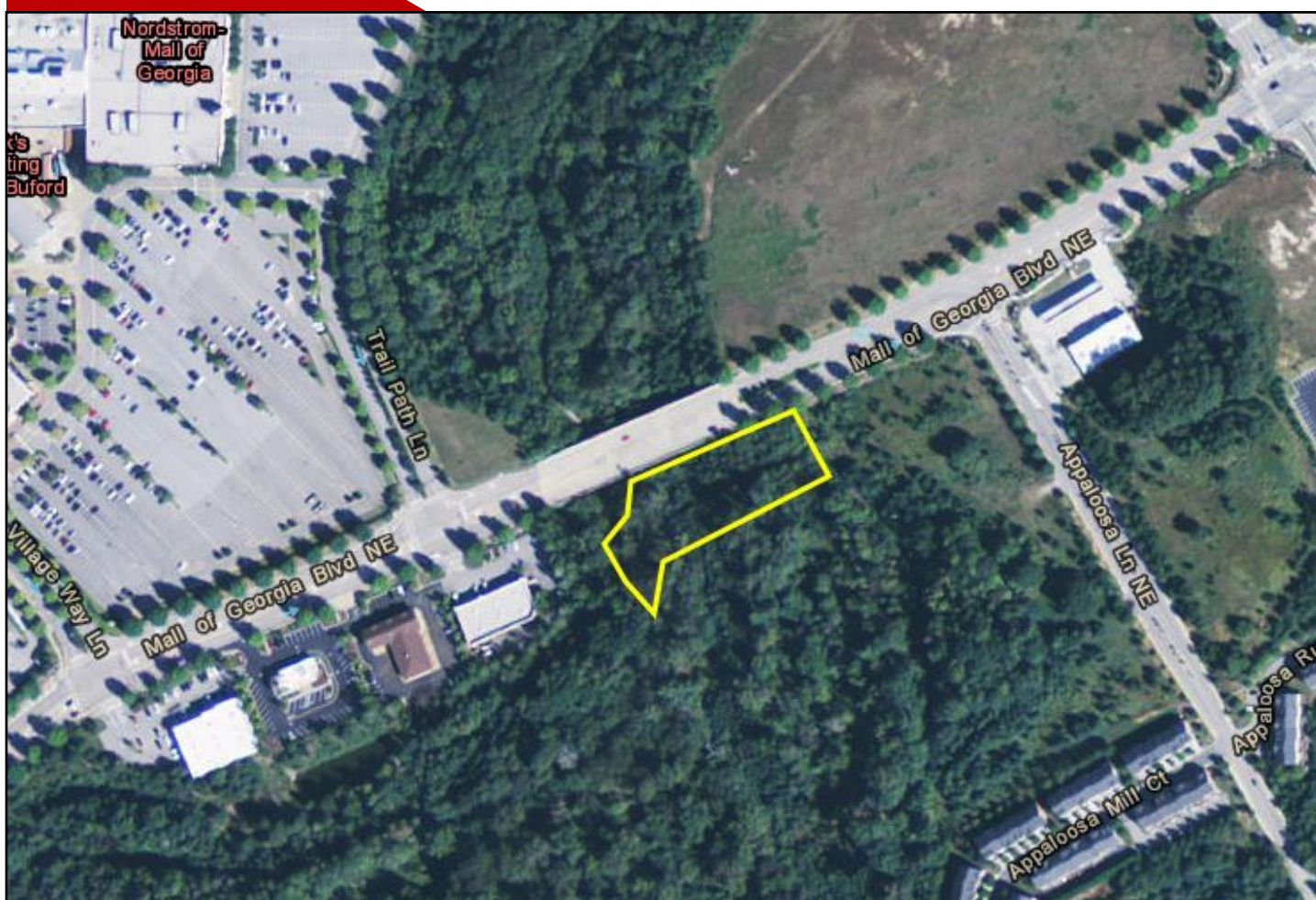


Raw Land near Mall of Georgia

2525 Mall of Georgia Boulevard

Buford, GA 30519



PRICE REDUCED!!! Asking \$35,000



KW Commercial Peachtree Road
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319
Tel: (404) 419-3500 ■ Fax: 770.448.6339

Jay Leslie

404-277-9191

jleslie@atlantalandgroup.com

Property Overview

Property Size:	.28 acres useable — 1.45 total
County:	Gwinnett — City of Buford
PIN:	7177 065
Zoning:	OI — Office Institutional
Traffic Counts:	22,600 ADT (14) on Gravel Springs Rd. 41,600 ADT (14) on GA Hwy 20
Submarket:	Mall of Georgia



Executive Summary

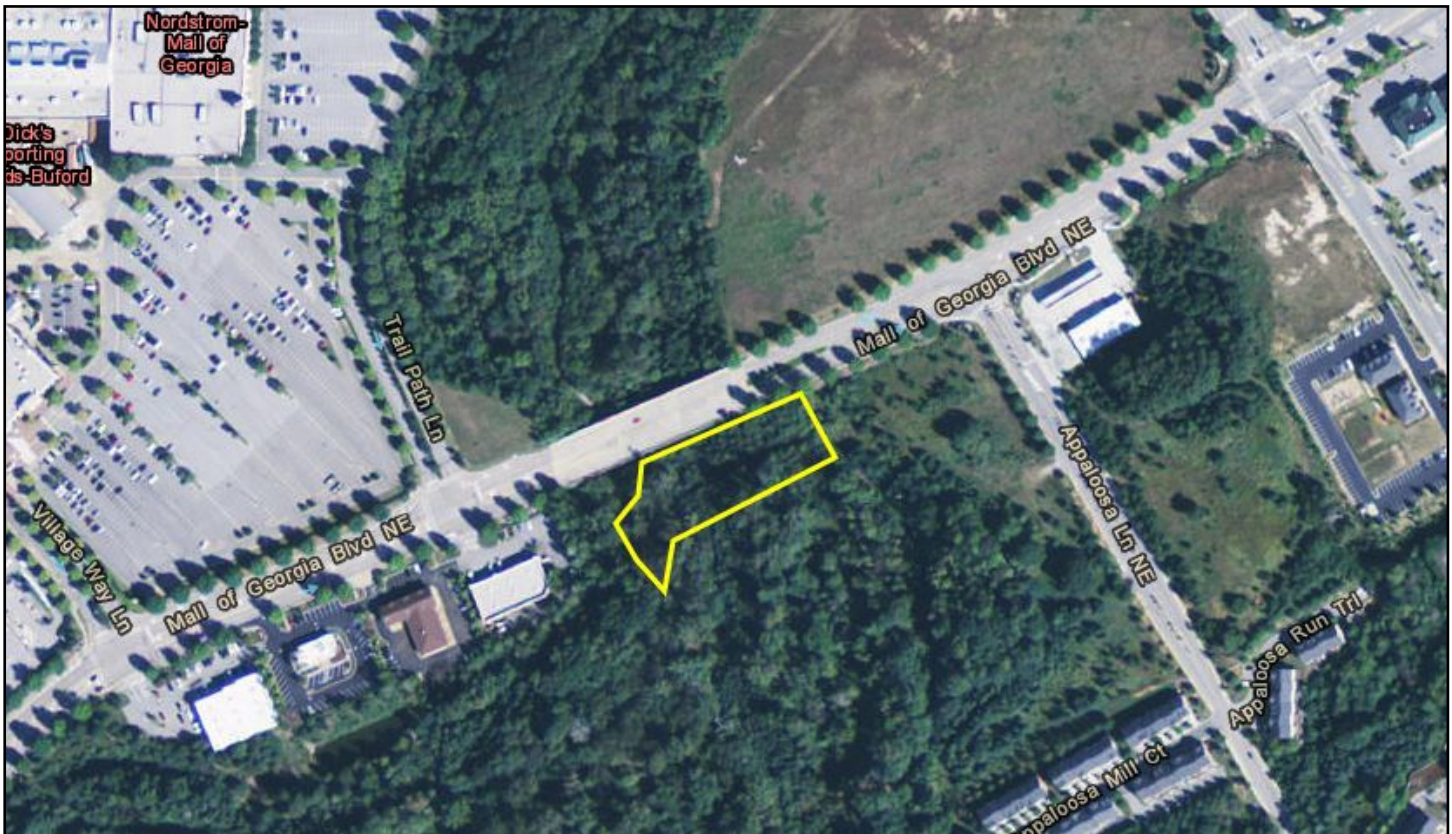
The subject property is a mid block parcel of raw land located on Mall of Georgia Boulevard in Buford, Georgia. The tract is roughly 1.45 acres total, however, the site has a significant amount of flood plain, therefore limiting the amount of useable acreage to approximately .28 acres useable.

The site is currently zoned OI - Office Institutional and is well suited for small footprint users who want to be located near the mall and the surrounding submarket.

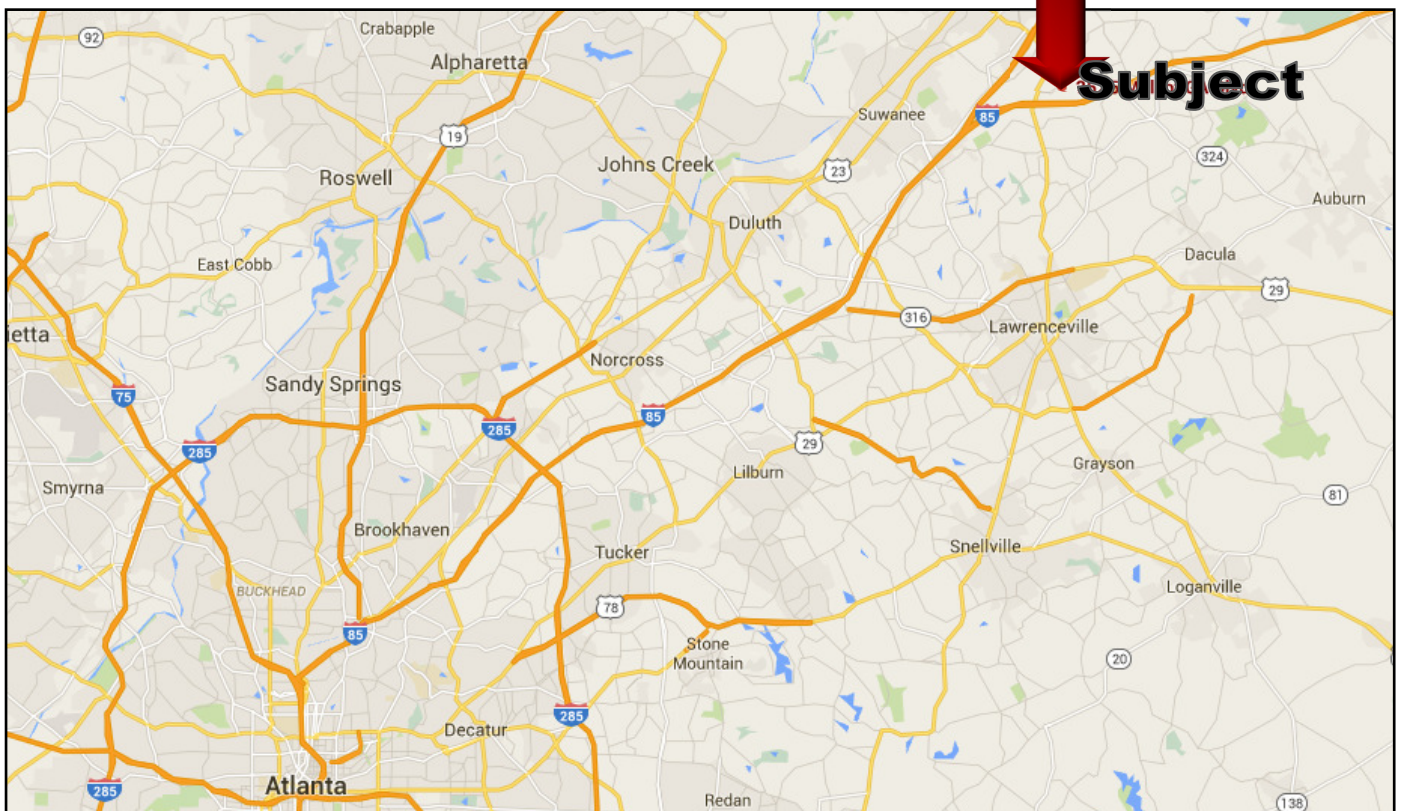
The surrounding uses of property are commercial with a wide range of users. The immediate area is best characterized by retail and office users.

There are a number of undeveloped parcels in close proximity to this tract, making it a great opportunity for development.

Property Photos



Location Maps



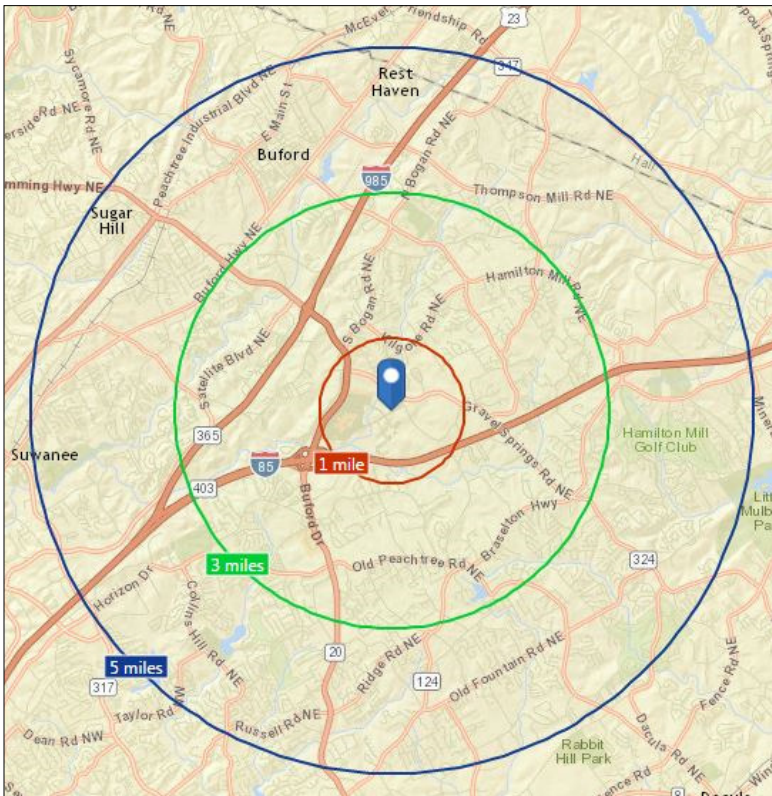
Submarket Aerial



Property Photos



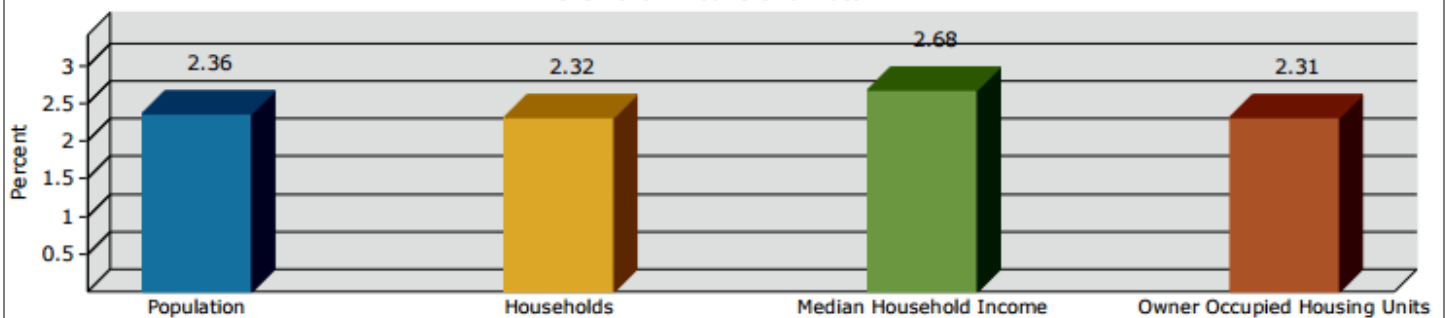
Demographics



2015 Demographics (STDB)

	1 Mile Radius
Population	5,545
Households	2,008
Average Household Income	\$92,719
	3 Mile Radius
Population	47,989
Households	16,247
Average Household Income	\$87,149
	5 Mile Radius
Population	133,046
Households	42,999
Average Household Income	\$92,177

2015-2020 Annual Growth Rate



Household Income

