

For Sale

Commercial Land

**Hamilton Mill Road and Ridge Road
Buford, GA 30519**



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

Robert Armstrong

(404) 790-6100

rarmstrong@atlantalandgroup.com

Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, changes, omissions and withdrawals. Equal housing opportunity.

Site Information

Property Size:	1 Acre Pin Corner <i>14 acre assemblage possible</i>
Zoning:	C-2 Commercial Gwinnett County
Utilities:	Utilities available to site. Sewer nearby
Frontage:	1440 feet on Hamilton Mill Rd 884 feet on Ridge Road
Traffic Count:	12,868 ADT West of Ridge on Hamilton Mill 18.984 ADT East of Ridge on Hamilton Mill

Offering Price:
\$800,000 for pin corner



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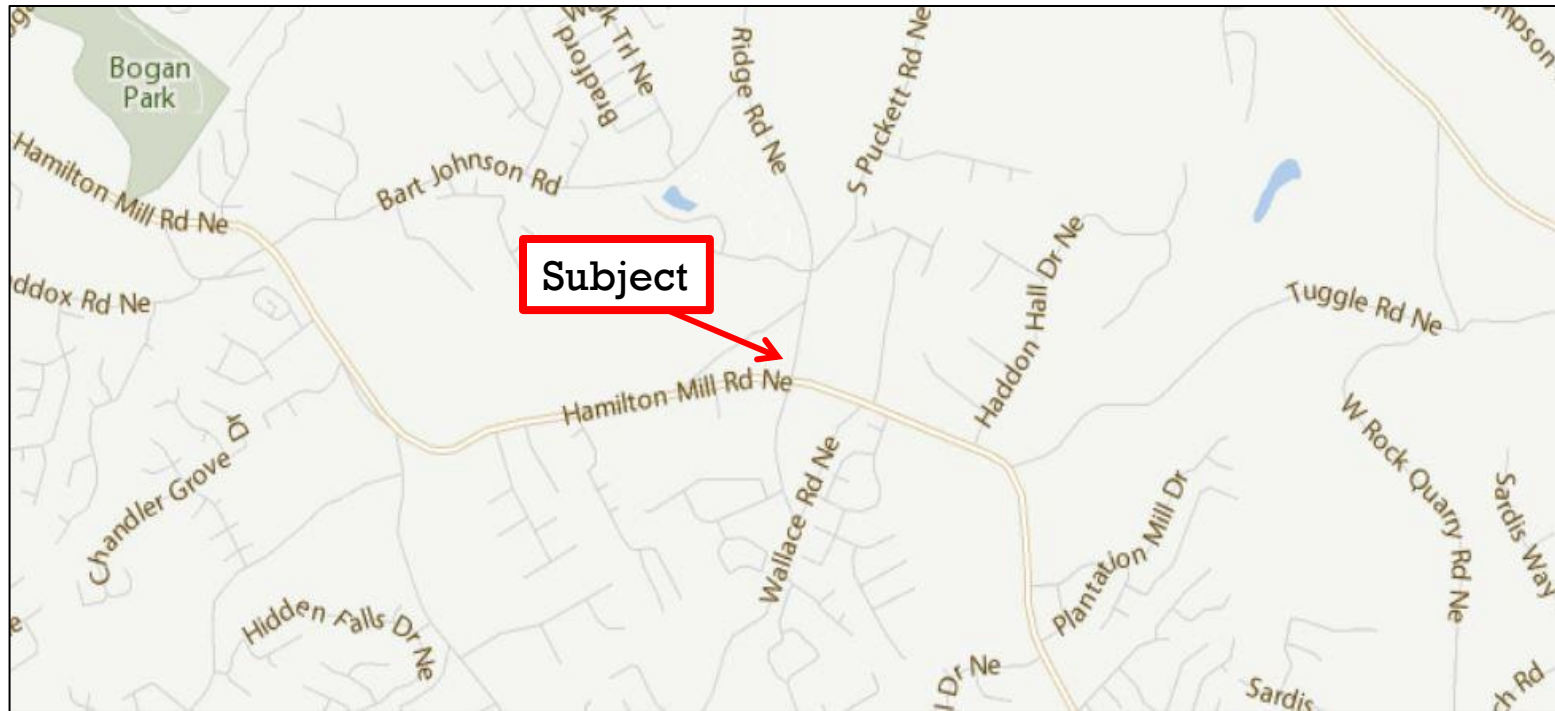
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Regional Map



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Aerial Photograph



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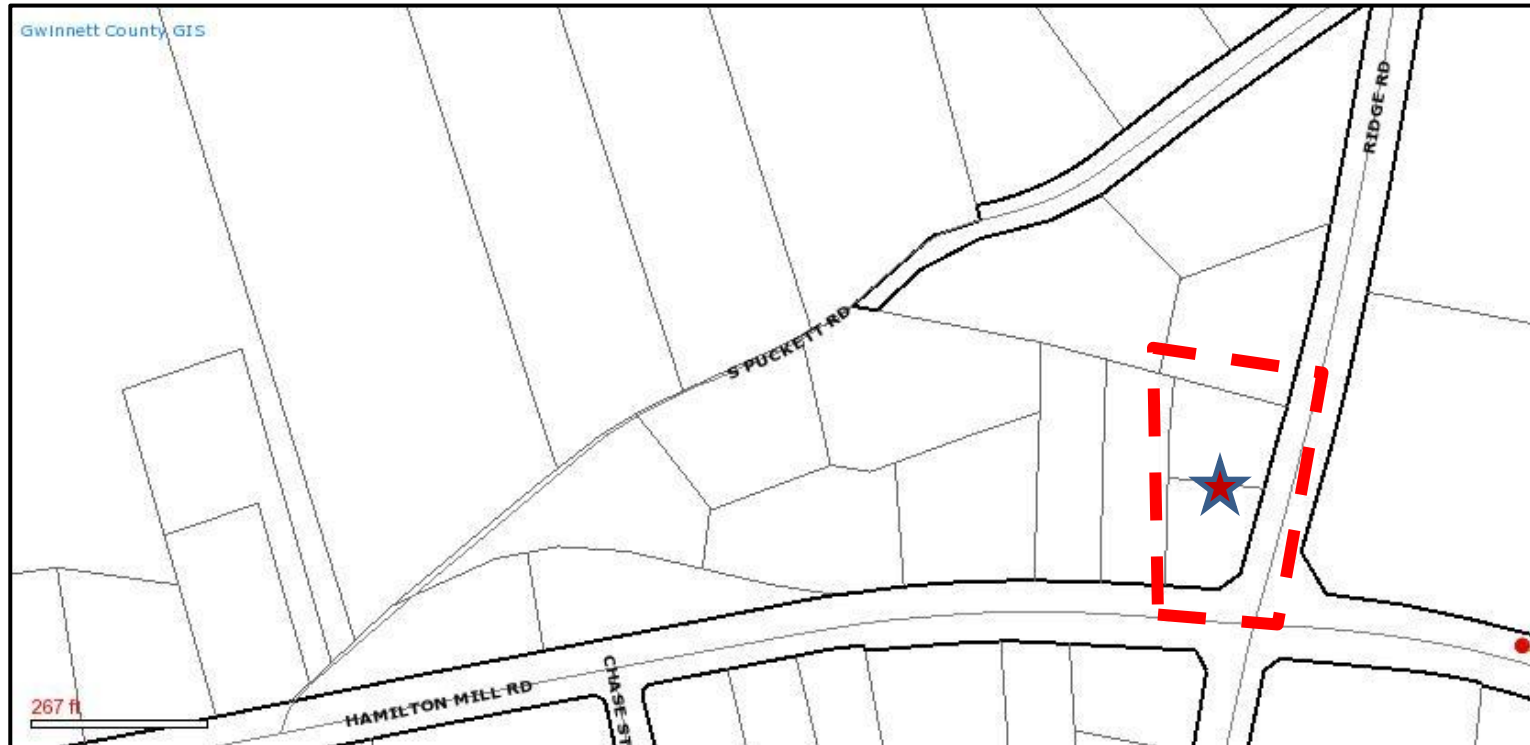
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Tax Plat Map



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Executive Summary

The subject property is the NW corner of the signalized intersection of Hamilton Mill Road and Ridge Road in North Gwinnett County. The site's use at this time is residential. All other corners of the intersection have been developed with retail uses. Kroger is the anchor tenant across the intersection and Rite Aid Pharmacy is located on the opposite pin corner. Nearby is Ivy Creek Elementary. The submarket is primarily suburban residential. The property has C-2 zoning for a wide variety of retail uses. The opportunity that this property provides is development site for a user who requires good visibility, and access, on the going home side of Hamilton Mill Road.



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