



Available

*Pad Ready
Retail Sites*

**Floor & Décor
Mall of Georgia**

GA Hwy 20 at I-85

**2918 Buford Dr. NE
Buford, GA 30519**



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Property Overview



Property Sizes:	+/- 4 to 9 Acres
Location:	SE Corner of I-85 & GA Hwy 20
Zoning:	Commercial – Gwinnett County
Traffic Counts:	38,100 (15) ADT GA Hwy 20 96,600 (15) ADT on I-85 8,000 (15) ADT on exit ramp 3,000 cars per day at Quik Trip
Frontage:	+/- 506 ft on GA Hwy 20 +/- 1,768 ft on I-85 & Exit ramp
Asking Price:	\$1,700,000



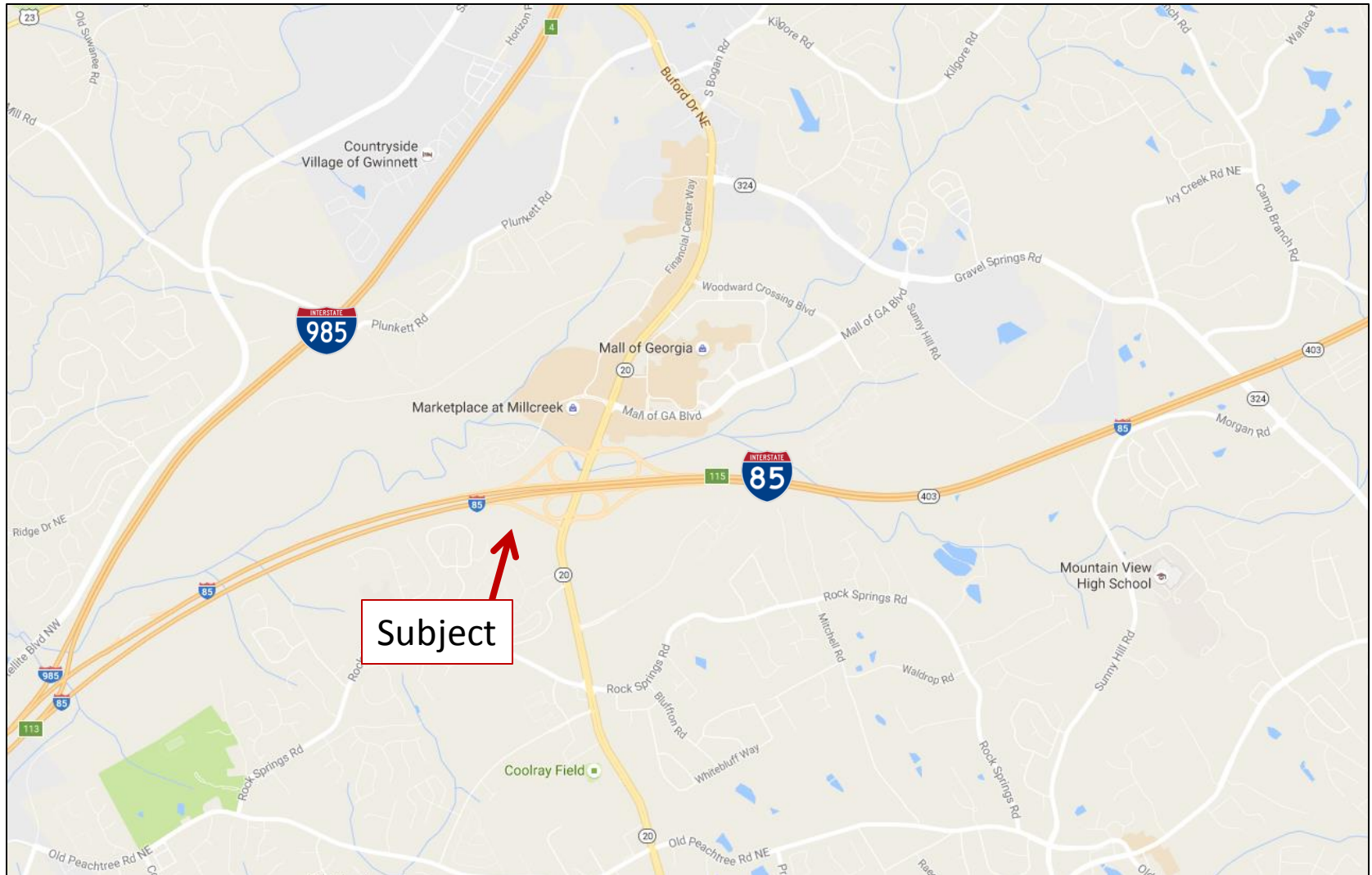
Property Overview



Cleared and graded with offsite detention. Excellent visibility from I-85N allowing for easy exit from sightline. Signage on I-85, and GA Hwy 20. Right turn access to development and fully signalized access. Located at first traffic signal S of I-85. Sites are adjacent to the new Floor & Décor location in Buford and located near Pep Boys and Quik Trip. The submarket is home to Costco, Mall of Georgia, Gwinnett Braves, REI, Target, Sam's, Toys R Us and other major national retailers.

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Location Map



Aerial Photograph



Aerial Photograph



Aerial Photograph



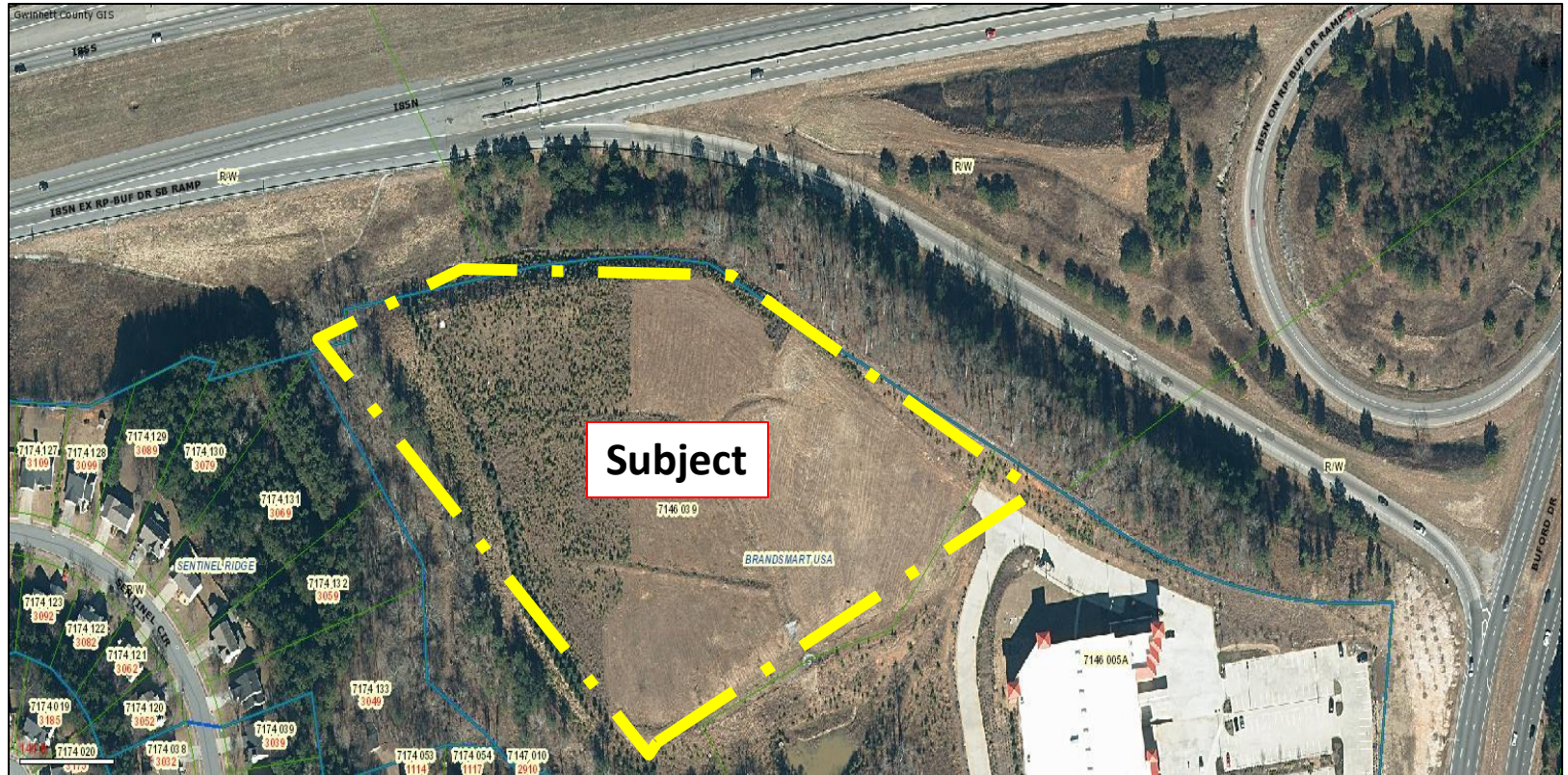
Aerial Photograph



Submarket Aerial



4-9 Acre Aerial



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