

## Industrial Property For Sale

3156 Buford Highway  
Buford, GA 30518



## 2-Building Industrial Park with Outdoor Storage Lots

### Offering Summary

Sale Price:	Inquire
Lot Size:	12.56 Acres

### Get more information

**J. Leslie "Les" Johnson, CCIM SIOR**

Senior Vice President

D 770 532 9911

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Property Highlights

- Building A: 20,000 SF with 16 total 16' w x 18' h Drive-in Doors, 24' Clear Height and Paved Outdoor Storage.
- Building B: 9,375 SF with 4 Drive-In Doors, 20' Clear Height, Paved Outdoor/Covered Storage area, and 1 ± Acre Gravel Outdoor Storage lot.
- 2 ± Acre Gated Outdoor Storage Lot.
- Potential Commercial Lot in front of property with visibility on Buford Hwy.
- Located in highly-desired Buford location.
- Curb cut in place off new four lane (Buford Highway).
- High exposure lot.
- Detention pond in place .
- Good access to I-985 (Friendship Rd & Highway 20).

Demographics	1 Mile	5 Miles	10 Miles
Total Households	753	21,459	95,569
Total Population	2,141	63,312	289,667
Average HH Income	\$58,617	\$75,368	\$88,188

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# Building A

3156 Buford Highway



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## Building B

3156 Buford Highway



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## Potential Commercial Lot

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## Side Storage Lot

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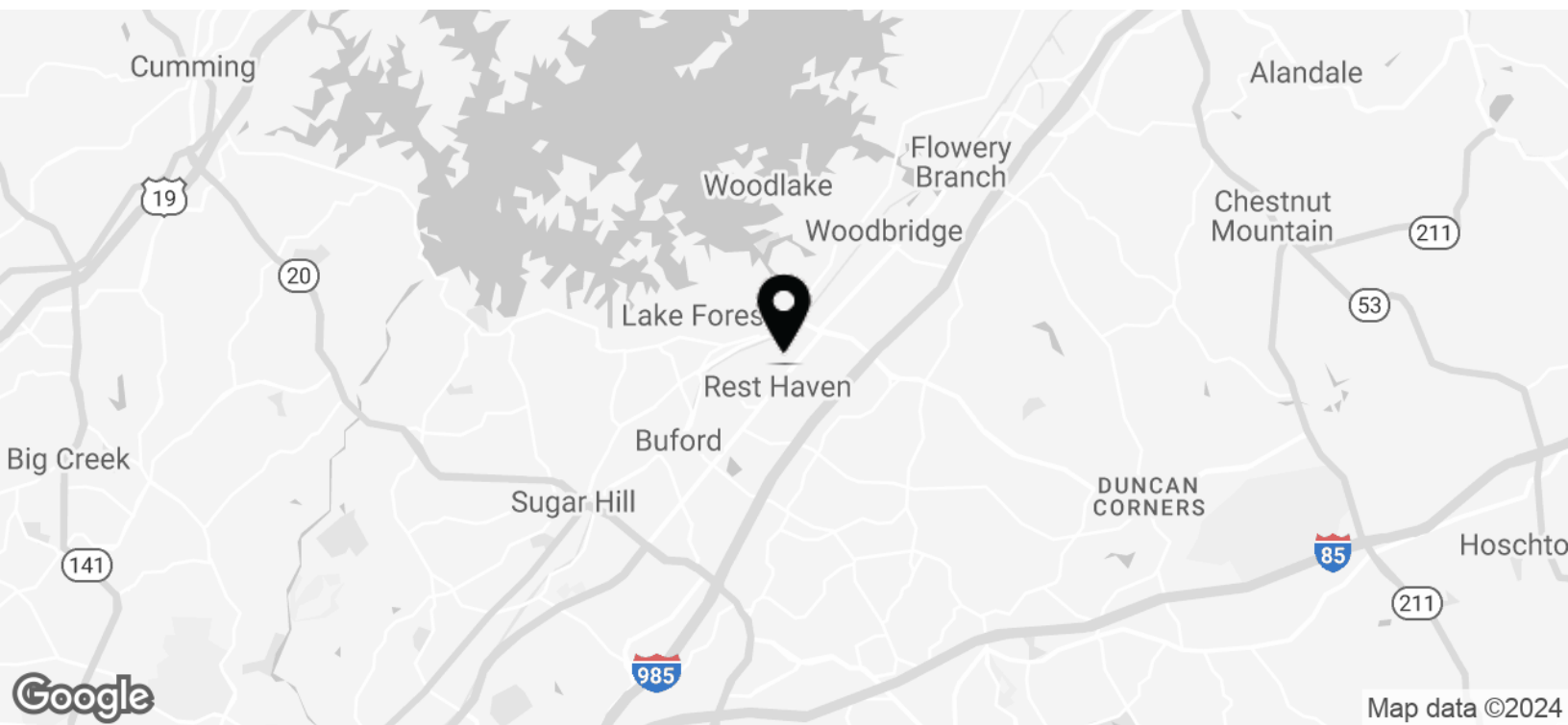
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## Location Map

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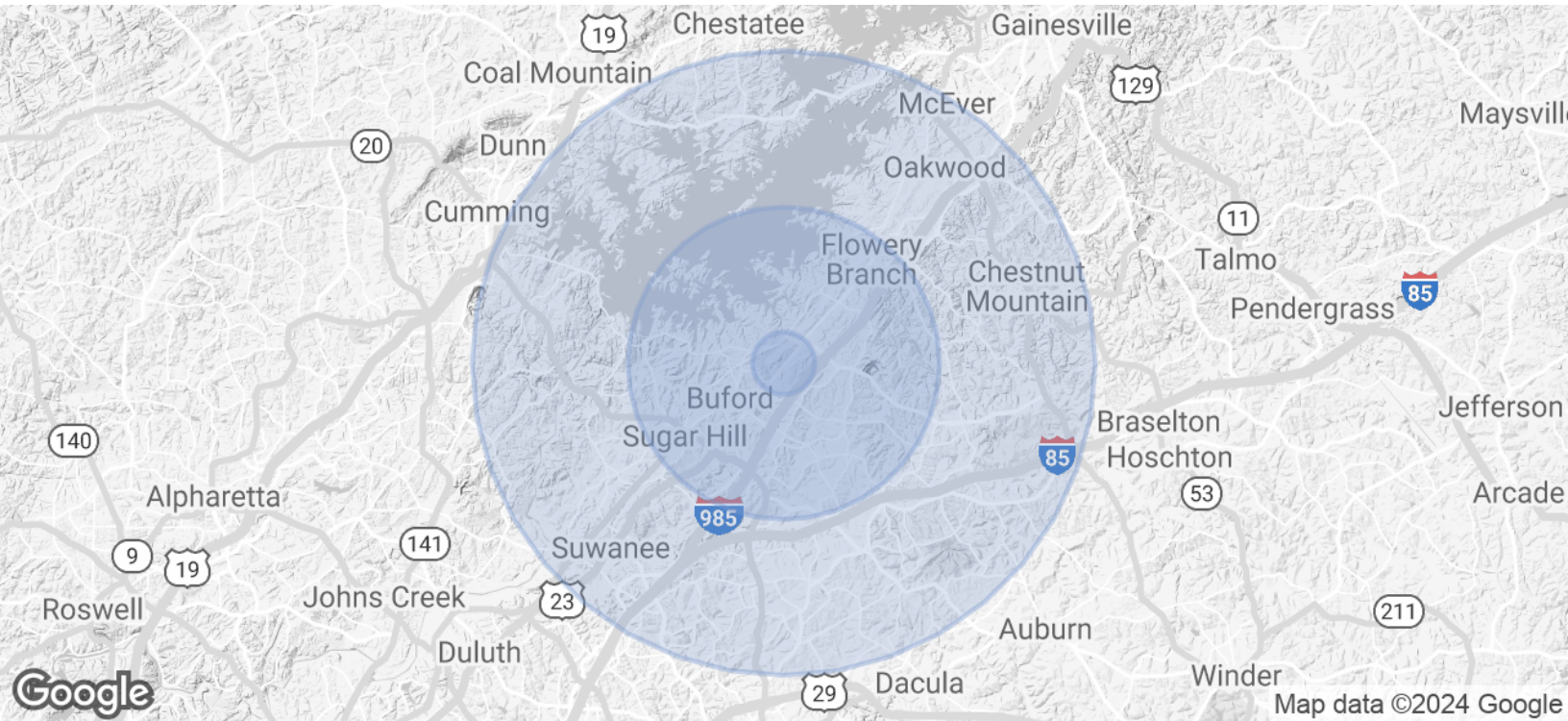
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,141	63,312	289,667
Average Age	34.2	35.4	35.5
Average Age (Male)	31.4	33.8	34.9
Average Age (Female)	36.9	36.8	36.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	753	21,459	95,569
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$58,617	\$75,368	\$88,188
Average House Value	\$207,359	\$276,449	\$285,109

\* Demographic data derived from 2020 ACS - US Census

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# Let's talk.

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