

# The Shops at Buford

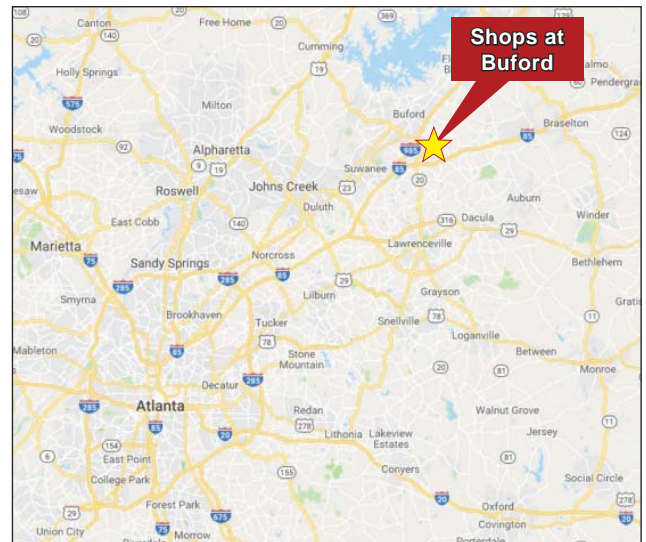
Located on Mall of Georgia Outparcel with Great Visibility

Strong Population Growth Area in Gwinnett County



**3200 Woodward Crossing Blvd, Buford, GA 30519**

- Built in 2005, this upscale 20,844 SF shopping center currently has one (1) 1,291 SF vacancy
- Current population is 142,161 residents within a 5-mile radius - Boasting an average HH income of \$81,250
- Situated off Buford Drive with traffic counts of over 31,000 VPD. Buford Drive is a major four lane artery that stretches west from Highway 85 to downtown Atlanta
- Located at the Mall of Georgia - one of the largest Malls in Georgia with national retailers that include Nordstroms, Macy's, Dillards, etc.



**FOR LEASE**

### Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	6,230	48,495	142,161
Estimated Population 2023	6,805	53,057	154,917
Projected Growth 2018-2023	9.23%	9.41%	8.97%
Total Households	2,100	16,592	46,111
Average Household Income	\$81,666	\$77,260	\$81,250
Average Age	35.00	35.30	36.00

### Traffic Count

**31,000** Buford Highway

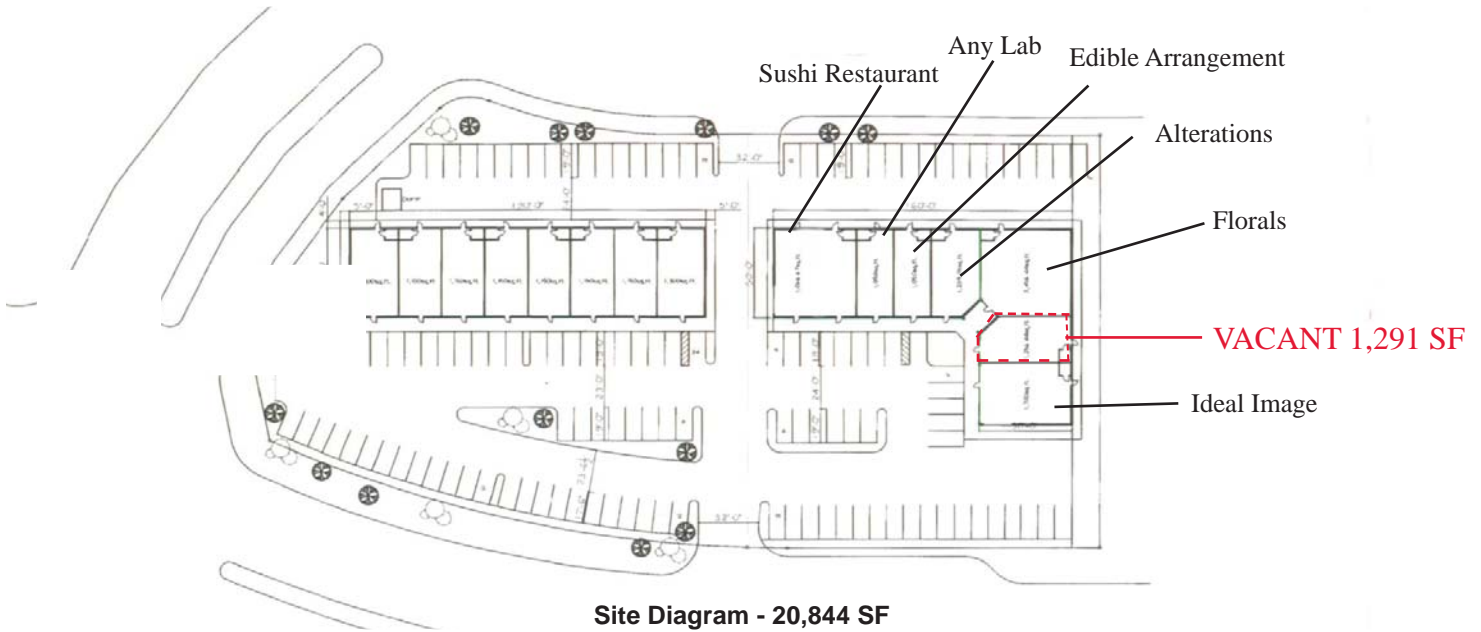
**FOR MORE INFORMATION, CONTACT:**

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