

Lees Crossing

Buford, Georgia

4125 GA Highway 20, Buford, GA 30518

- 2,415 - 4,070 sf space available
- Located in center of the metro Atlanta suburb of Buford at the intersection of Buford Drive and South Lee Street
- South Lee Street is a highly traveled commercial corridor in the center of the city connecting Buford Highway with the revitalized historic business district
- City-owned water, sewer, gas and electric systems provide the lowest utility rates in the area
- Close proximity to Mall of Georgia



KEY TENANTS

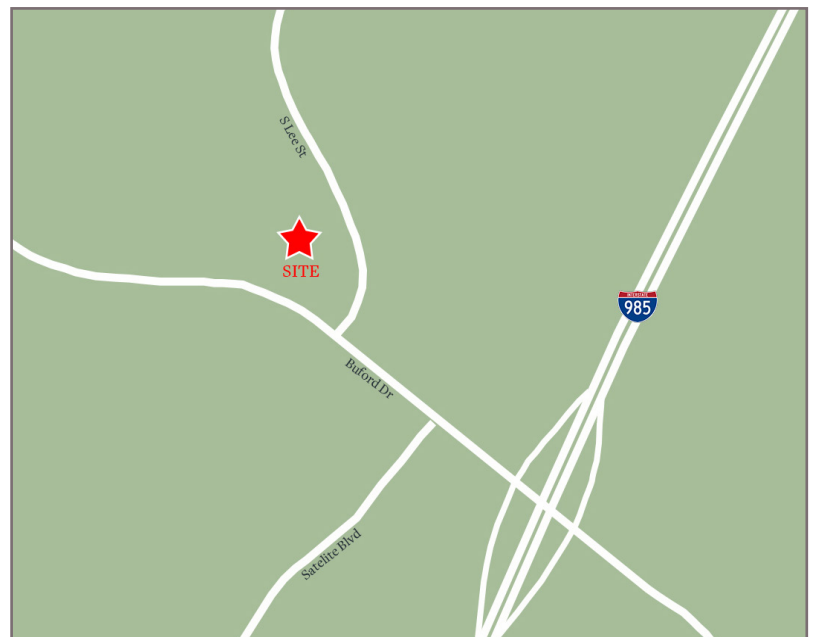
Big Lots, Northern Tool, Planet Fitness, Queen of Hearts and Hobby Town.

TRAFFIC COUNTS

Buford Drive	56,300	AADT
South Lee Street	16,500	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,157	50,248	133,772
Households	1,565	16,704	44,413
Avg HH Income	\$88,500	\$95,890	\$104,336
Daytime Pop	5,828	26,220	48,487



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Tenant	Sf	Ste	Tenant	Sf	Ste
Available	4,070	U	Available	2,415	L
Planet Fitness	26,872	V	H&R Block	1,400	M
Big Lots	40,680	A	Sunshine Wellness	1,400	N
Atlanta Flooring Design Center	18,090	A1	Cosmoprof	2,765	O
Hertz	1,420	B	Hobby Town	4,165	P
Ruby Nails	1,420	C	1st Franklin Financial	2,212	S
Queen of Hearts	32,000	D	Dentistry for Children	6,188	T
Northern Tool	20,383	J			
Available	2,415	K			

