

Golden Park Village

Buford, Georgia

[4840 Golden Parkway, Buford, GA 30518](#)

- 1,400 sf space available
- Publix anchored center located at the highly visible intersection of Friendship Rd and I-985
- Strong tenant mix including UPS, Great Clips and more
- Closest anchored center to Lake Lanier Islands Resort, a 1,500 acre vacation destination
- Lake Lanier has over 7 million annual visitors
- Population exceeds 20,000 in a three mile radius with an average household income over \$100,000



KEY TENANTS

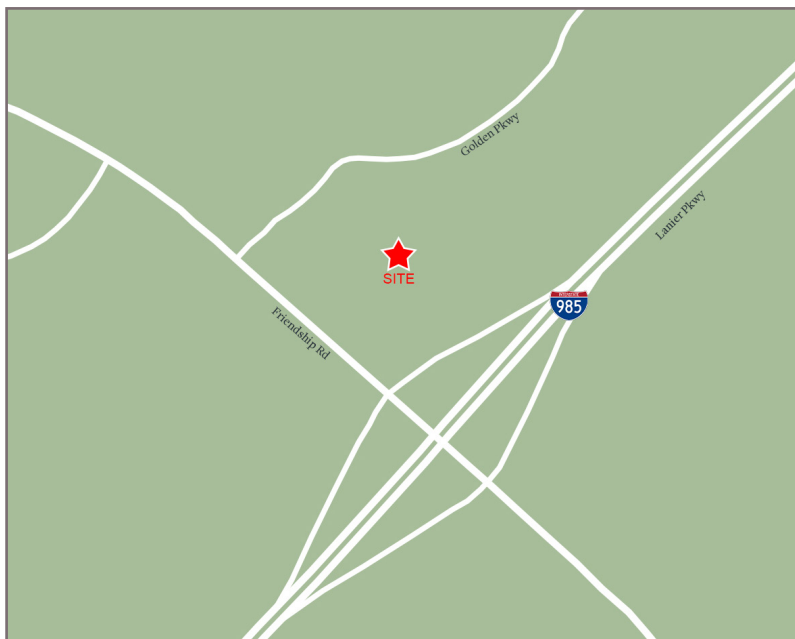
Publix, Your Pie Pizza, The UPS Store and Great Clips.

TRAFFIC COUNTS

Friendship Rd	32,100	AADT
I-985	70,500	AADT

DEMOGRAPHICS

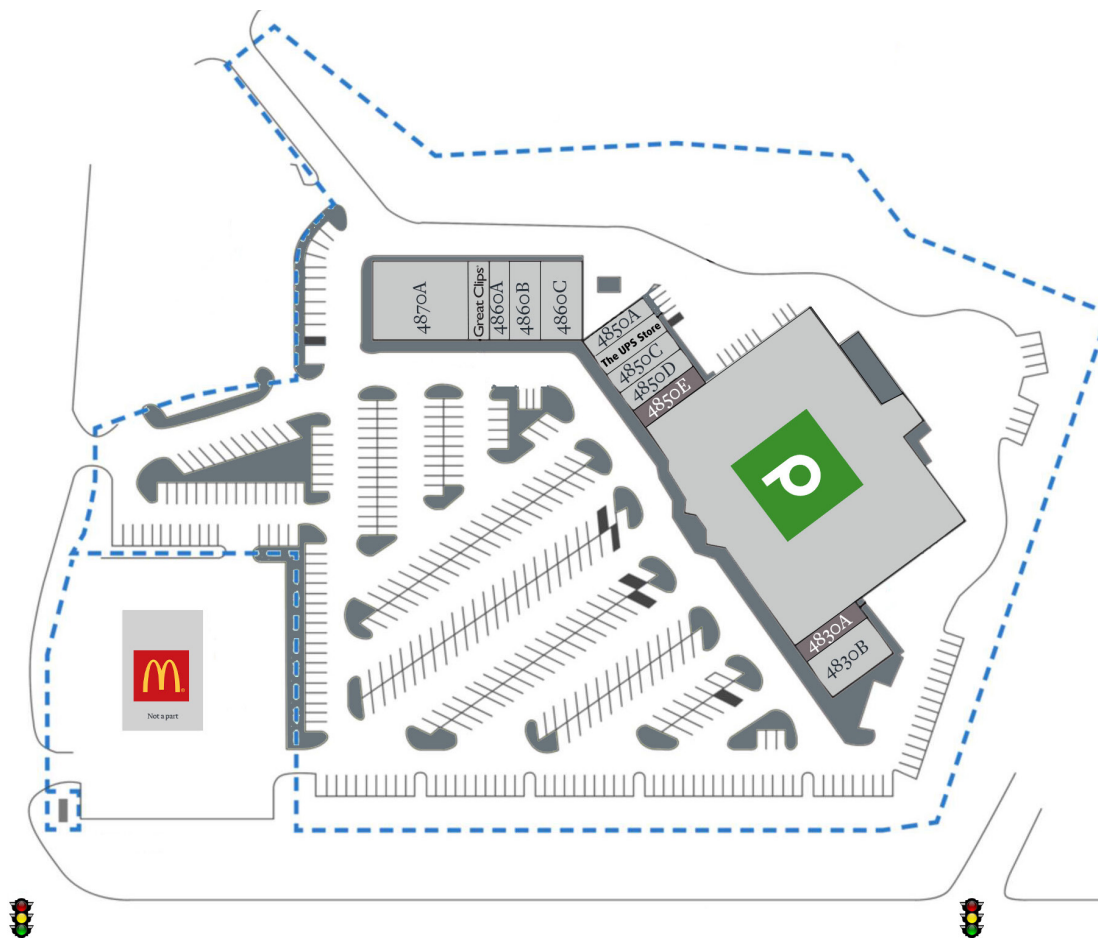
	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	2,646	29,808	86,708
Households	986	10,010	29,465
Avg HH Income	\$91,803	\$125,714	\$135,491
Daytime Pop	4,683	13,061	32,508



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Tenant	Sf	Ste	AVAILABLE	1,400	4850E
AVAILABLE	1,400	4830A	Electric Island Sun Club	1,400	4860A
Aurelio's Mexican Restaurant	2,784	4830B	AT&T	1,750	4860B
Publix	44,270	4840	Your Pie Pizza	2,504	4860C
Cozy Massage	1,330	4850A	Phantom Fireworks	6,300	4870A
The UPS Store	1,400	4850B	Great Clips	1,400	4870E
Golden Phoenix	1,400	4850C			
#1 Nails and Tan	1,400	4850D			