

Golden Park Village

Buford, Georgia

4840 Golden Parkway, Buford, GA 30518

- 1,400 sf available
- Publix anchored center located at the highly visible intersection of Friendship Rd and I-985
- Strong tenant mix including UPS, Jersey Mike's 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

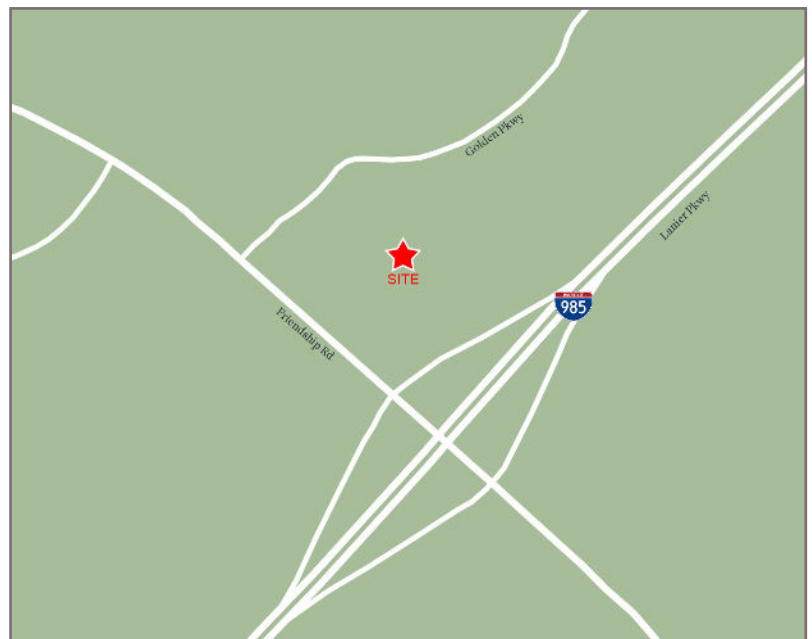
Publix, Your Pie Pizza, The UPS Store and Jersey Mike's.

TRAFFIC COUNTS

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

DEMOGRAPHICS

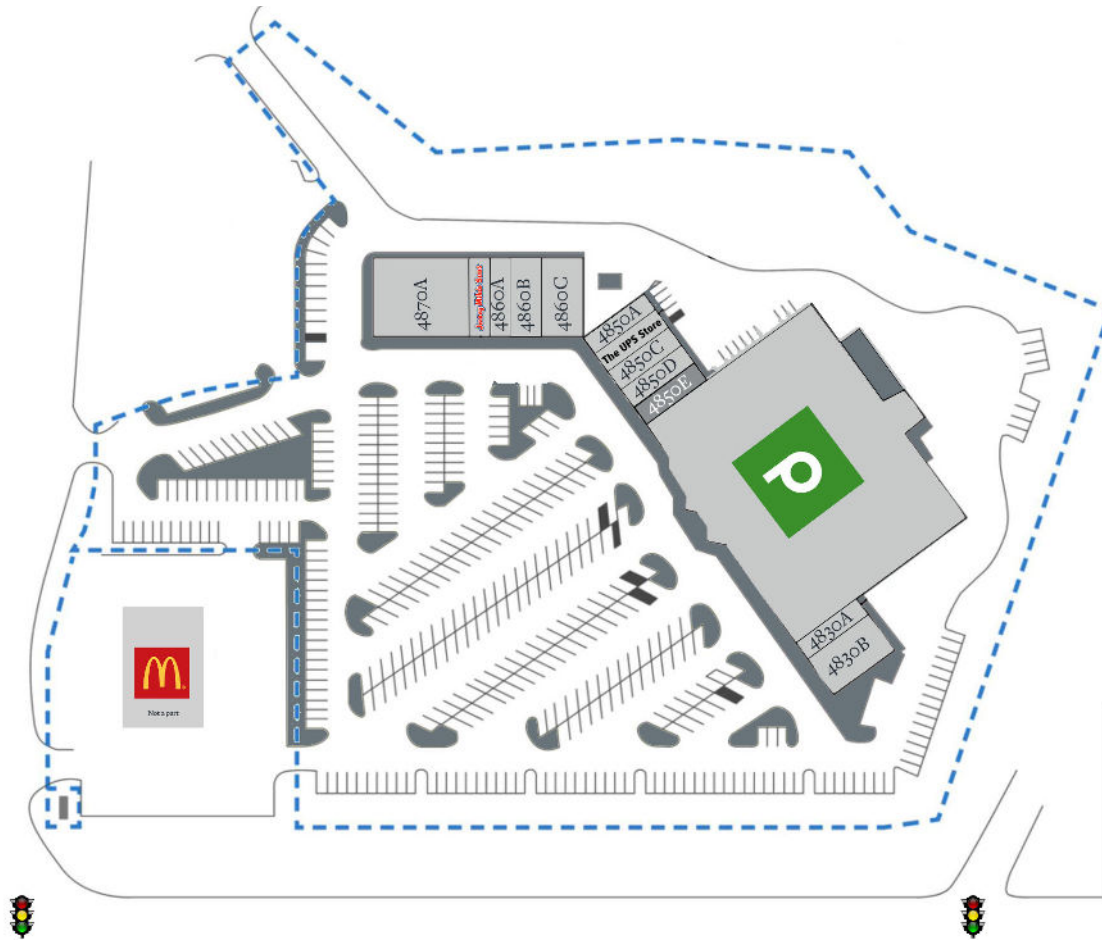
	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	2,646	29,808	86,708
Households	986	10,010	29,465
Avg HH Income	\$91,803	\$125,714	\$135,491
Daytime Pop	4,683	13,061	32,508



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