

Golden Park Village

Buford, Georgia

4840 Golden Parkway, Buford, GA 30518

- 1,400 - 1,750 sf space available
- Publix anchored center located at the highly visible intersection of Friendship Rd and I-985
- Strong tenant mix including UPS, T-Mobile, 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

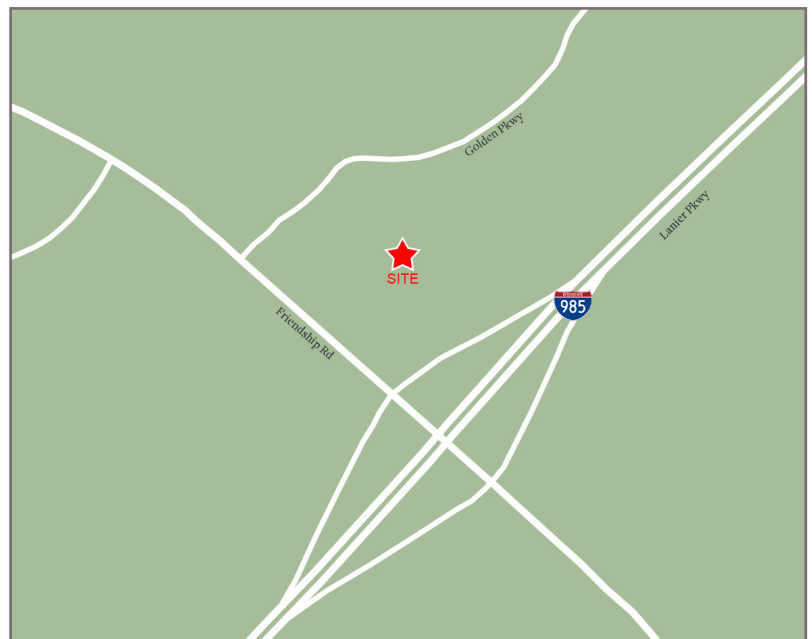
Publix, T-Mobile, Your Pie Pizza, The UPS Store and Great Clips.

TRAFFIC COUNTS

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

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	1,948	28,667	84,443
Households	789	9,888	28,812
Avg HH Income	\$85,979	\$111,432	\$107,221
Daytime Pop	4,445	11,422	33,070



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Tenant	Sf	Ste			
T-Mobile	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	AVAILABLE	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	Great Clips	1,400	4870E
#1 Nails and Tan	1,400	4850D			