

# Lee's Crossing

## Buford, Georgia

4125 GA Highway 20, Buford, GA 30518

- 1,400 - 58,770 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

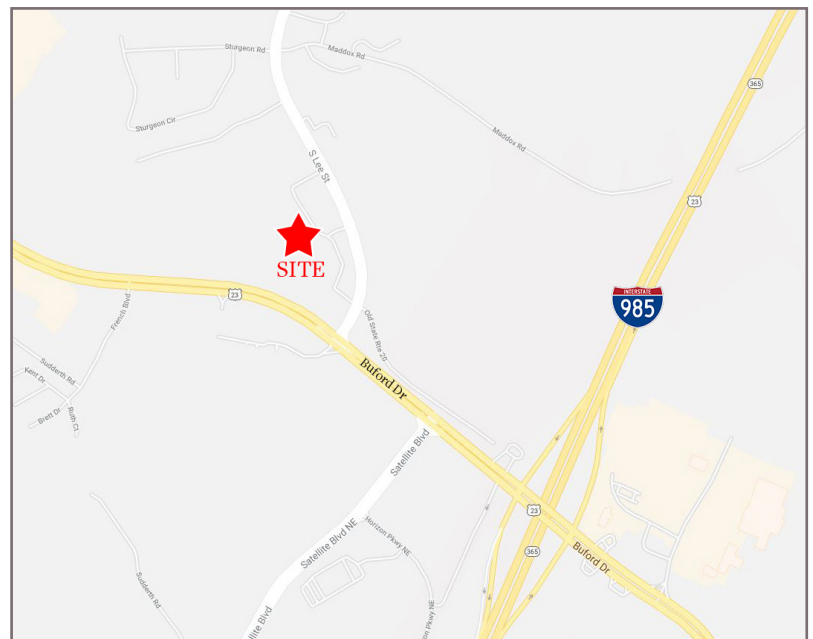
Northern Tool, Planet Fitness, Queen of Hearts and Hobby Town.

### TRAFFIC COUNTS

Buford Drive	59,000	AADT
South Lee Street	16,500	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	2,979	47,305	124,804
Households	1,156	15,536	40,902
Avg HH Income	\$69,385	\$87,591	\$96,329
Daytime Pop	4,966	24,514	47,673



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Tenant	SF	Tenant	SF
1. Available	4,070	10. Available	2,415
2. Planet Fitness	26,872	11. Available	2,415
3. Available	58,770	12. H&R Block	1,400
4. Available	1,420	13. Available	1,400
5. Ruby Nails	1,420	14. Cosmoprof	2,765
6. Queen of Hearts	32,000	15. Hobby Town	4,165
7. Sunshine Wellness Center	1,400	16. 1st Franklin Financial	2,212
8. Hertz	1,400	17. Dentistry for Children	6,188
9. Northern Tool	15,585		

