

# 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

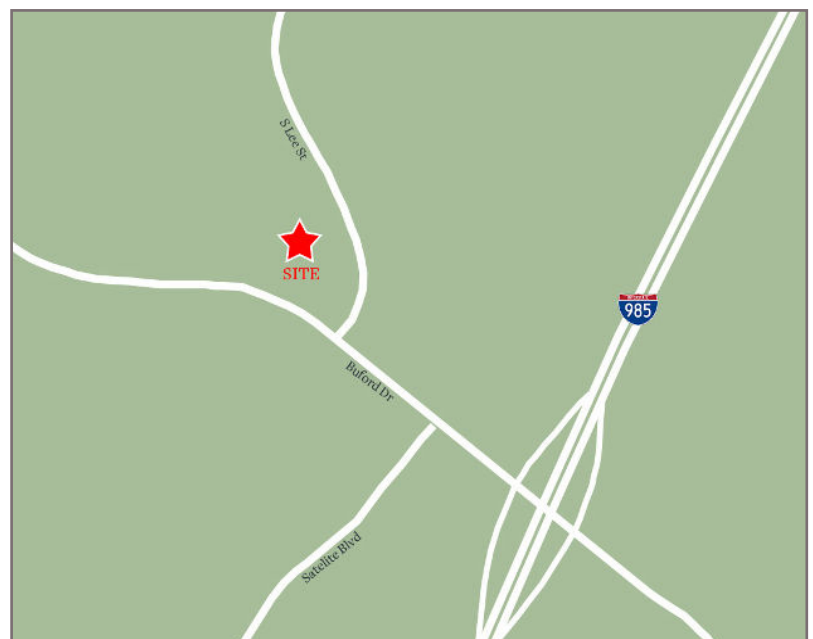
Northern Tool, Planet Fitness, Queen of Hearts and Hobby Town.

### 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	Ste	Tenant	Sf	Ste
Available	4,070	U	Available	2,415	K
Planet Fitness	26,872	V	Available	2,415	L
Available	58,770	A	H&R Block	1,400	M
Available	1,420	B	Available	1,400	N
Ruby Nails	1,420	C	Cosmoprof	2,765	O
Queen of Hearts	32,000	D	Hobby Town	4,165	P
Sunshine Wellness Center	1,400	E	1st Franklin Financial	2,212	S
Hertz	1,400	F	Dentistry for Children	6,188	T
Northern Tool	15,585	J			

