

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 30,000 in a three mile radius with an average household income over \$124,000



KEY TENANTS

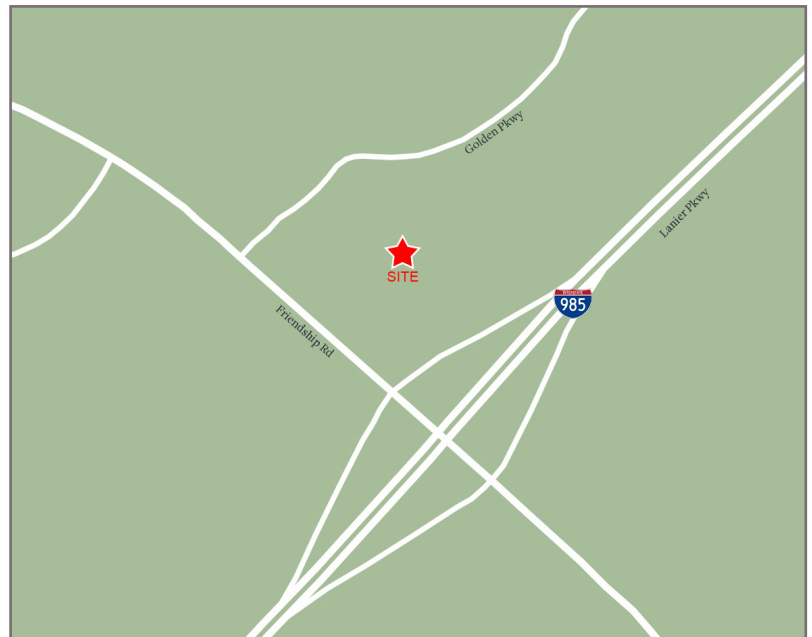
Publix, Your Pie Pizza, The UPS Store and Jersey Mike's.

TRAFFIC COUNTS

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

DEMOGRAPHICS

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population | 3,026 | 30,541 | 89,326 |
| Households | 1,040 | 10,324 | 30,475 |
| Avg HH Income | \$89,503 | \$124,161 | \$134,736 |
| Daytime Pop | 4,772 | 13,182 | 32,891 |



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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 | Great Clips | 1,400 | 4870E |
| #1 Nails and Tan | 1,400 | 4850D | | | |