

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



KEY TENANTS

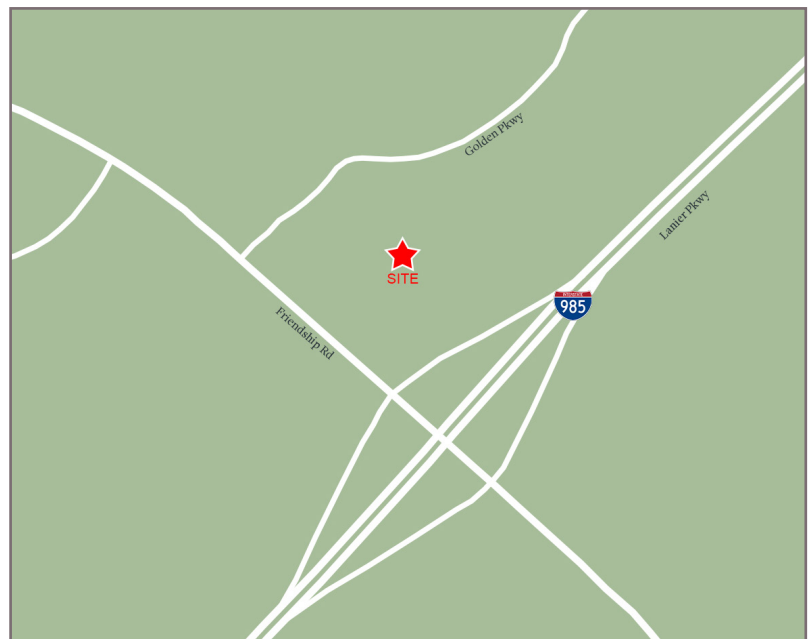
Publix, Your Pie Pizza, The UPS Store and Great Clips.

TRAFFIC COUNTS

Friendship Rd	43,762	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	Sf	Ste
Wildflower Suites	1,400	4830A	Available	1,400	4850E
Aurelio's Mexican Restaurant	2,780	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			