

# Holland Point

## Buford, Georgia

4108 Hamilton Mill Road, Buford, GA 30519

- 1 AC Outparcel for sale or build to suit
- Fully leased Publix anchored center in Buford
- Newly constructed 68,187 sf neighborhood center
- Located on Hamilton Mill Road, Buford's Quality Development Corridor
- Growing home development driven by Buford City Schools, recently awarded #1 school district in Georgia
- New Buford High School located less than 2 miles west of center



### KEY TENANTS

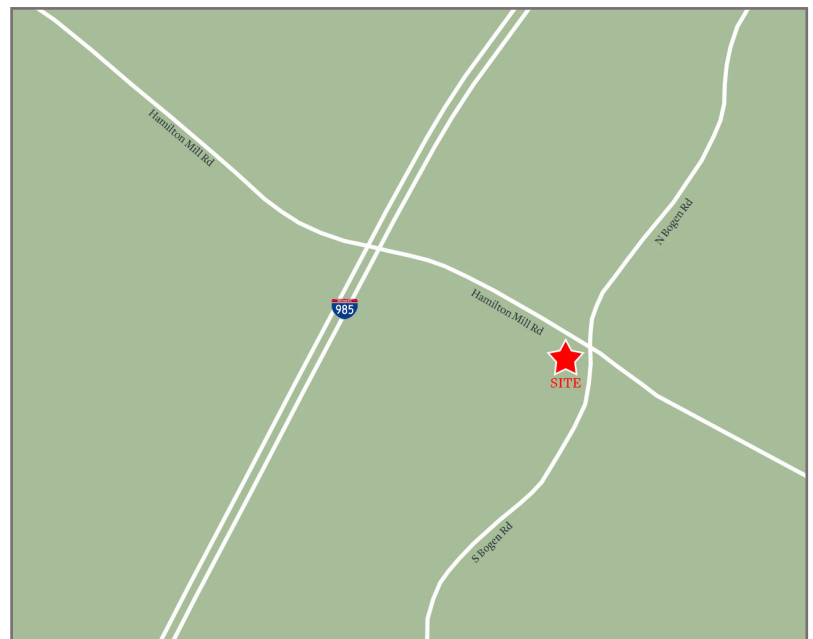
Publix, Great Clips, Mathnasium and Johnny's New York Pizza.

### TRAFFIC COUNTS

Hamilton Mill Rd	20,885	AADT
Interstate 985	70,200	AADT

### DEMOGRAPHICS

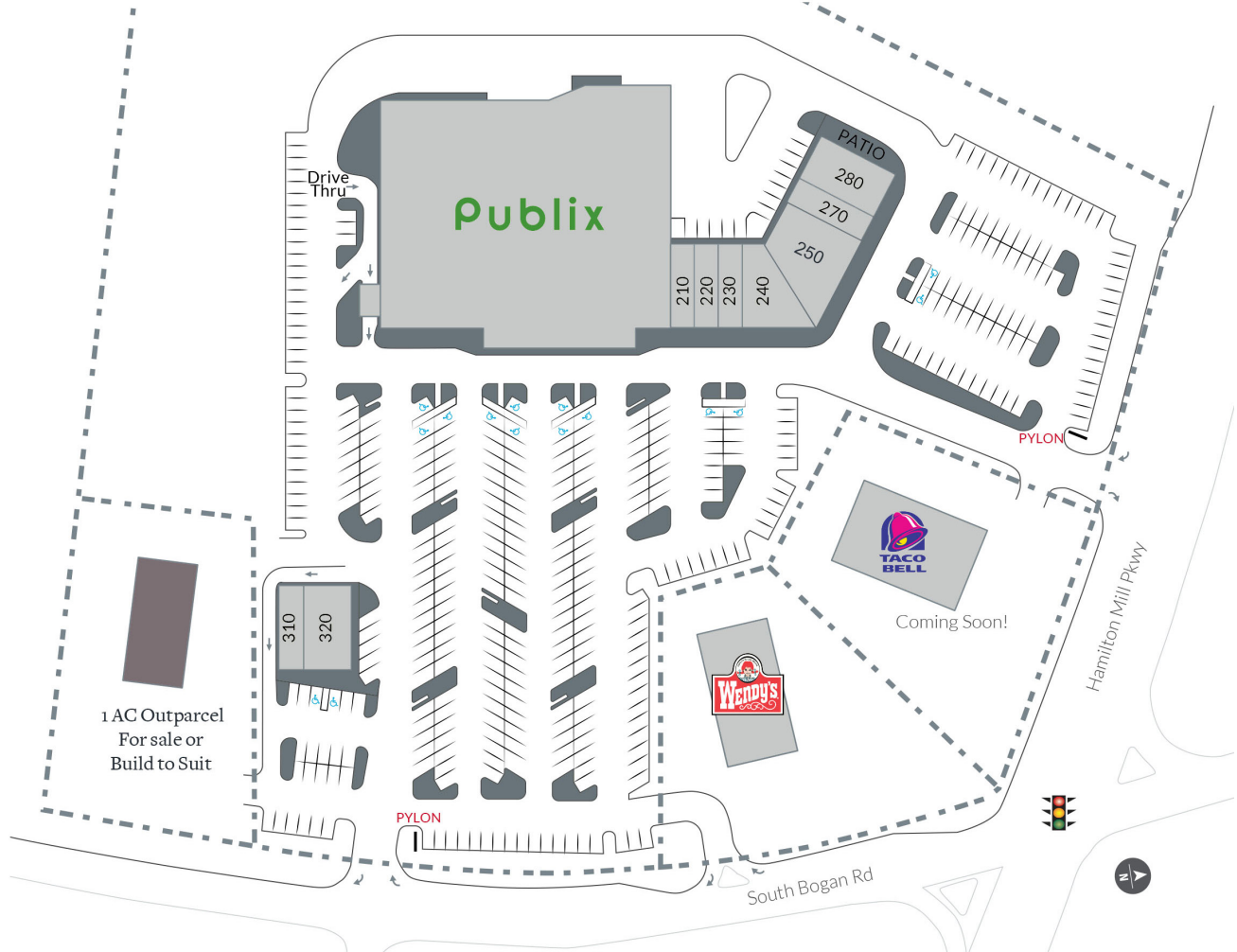
	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,682	44,469	129,468
Households	1,381	14,863	43,841
Avg HH Income	\$163,896	\$135,588	\$128,338
Daytime Pop	2,114	26,319	45,650



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Tenant	Sf	Ste
Publix	48,387	A
Great Clips	1,260	210
Buford Smile Dental Care	1,540	220
Mathnasium	1,400	230
City Nails & Spa	2,900	240
Frontera	4,300	250
Nagoya Restaurant	1,400	270
Johnny's Pizza	2,800	280
Express Vets	1,400	310
OY!	2,800	320
<b>Available</b>	<b>1 AC</b>	<b>OP</b>