



644 Buford Highway

Gwinnett County, GA

PROPERTY SUMMARY

Description: The property consists of 2.8 Acres located at 644 Buford Highway in one of the fastest growing markets of Gwinnett County. Excellent retail /daycare / office location with new two new schools being built. Seller will consider Build-to-Suit. (Seller is also a Georgia Certified Real Estate Agent)

Price: \$225K/Acre

Acreage: 2.8 Acres

Zoning: C-2

Topography: Level

Utilities: All Available minus Sewer

	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>	<u>10 Mile Radius</u>
2006 Population	37,458	85,239	392,087
% Change in Population 2000-2006	27.30%	28.37%	32.73%
2006 Average Household Income	\$81,445	\$87,342	\$92,445

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