

This property is marketed by



Mall of Georgia Blvd.

Gwinnett County

PROPERTY SUMMARY

Description: The property consists of commercial and office/industrial land, totaling approximately 18.8 acres located in the peripheral of the Mall of Georgia on Mall of Georgia Blvd. in Buford, Georgia. (Gwinnett County)

Acreage/Zoning/Price:	<u>Parcel #</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Price/Acre</u>
	Parcel #1:	2.55 Acres	C-2	\$650,000/Acre
	Parcel #2:	10 Acres	O&I	\$350,000/Acre
	Parcel #3:	4 Acres	O&I	\$350,000/Acre

Note: (Parcel #2 & #3 are separated by a Road)

Topography: Level

Utilities: All Utilities Available

Demographics:	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2004 Population	27,126	93,487	321,171
Pop. Change 2000-2004	16.83%	16.46%	22.43%
2004 Avg. Hhld. Income	\$81,097	\$80,082	\$80,319

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