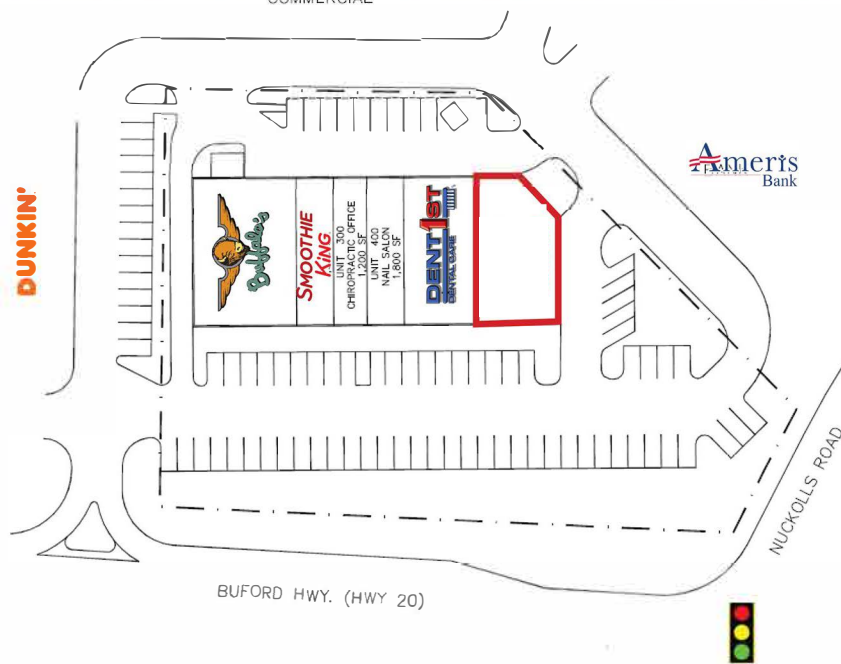


1175 Buford Highway | Cumming, GA



PROPERTY HIGHLIGHTS

- 100% Leased
- Located at the signalized intersection of Buford Highway and Nuckolls Road
- Property is conveniently located within close proximity to anchor tenants such as Home Depot, Lowes, Kohls and Super Target
- Extremely high traffic counts (45,500 CPD on Buford Highway)
- This property is accessible from Buford Highway and has cross-access to a driveway on Nuckolls Road.

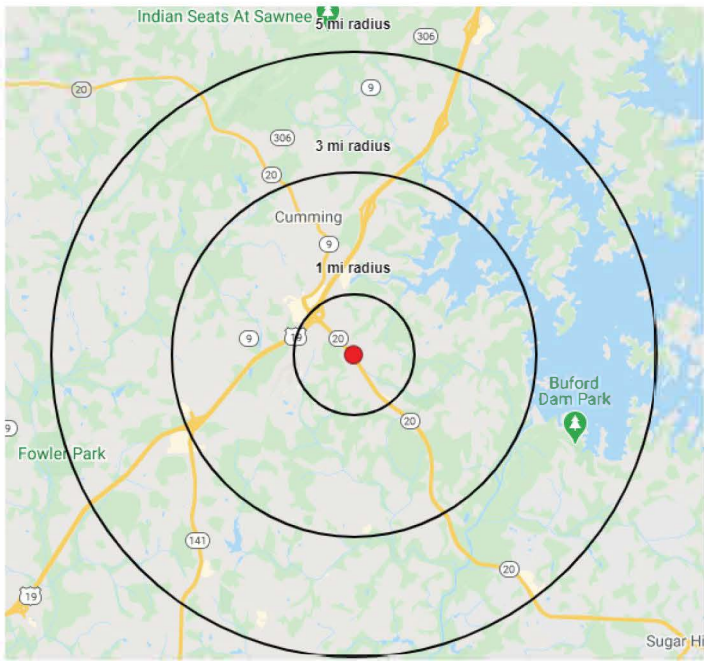
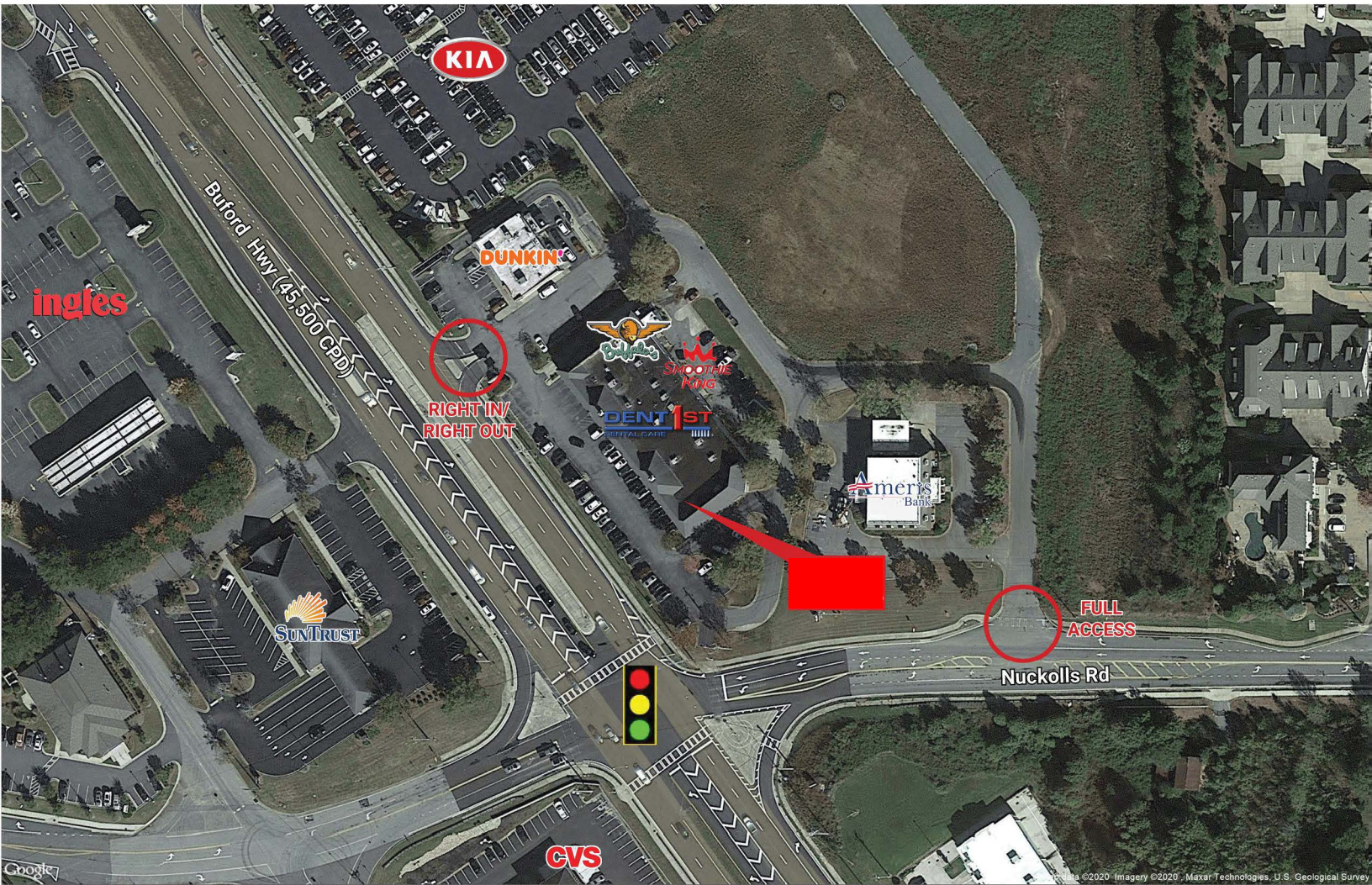
Exclusive Agent

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THE VILLAGE @ CUMMING SPACE FOR LEASE



1175 Buford Highway | Cumming, GA



Demographics	1-Mile	3-Mile	5-Mile
Total Population	4,778	40,140	108,134
Median Age	43.4	40.0	38.9
Number of Businesses	552	2,653	4,480
Daytime Population	6,634	26,351	40,108
Household/Income	1-Mile	3-Mile	5-Mile
Total Households	1,697	14,539	37,778
Average HH Income	\$129,406	\$116,231	\$126,620
Median HH Income	\$113,147	\$105,267	\$112,084



Traffic Counts
Buford Highway - 44,500 Cars Per day (2019 GA DOT)

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