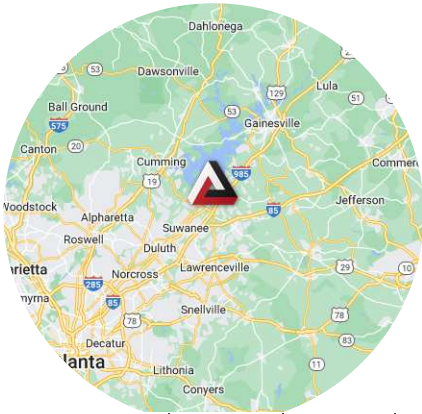




**THE GATEWAY - RETAIL SPACES AVAILABLE**

3730 Buford Drive, Buford GA 30519

- ▲ Strategically located along Buford Drive in the affluent Atlanta suburb of Buford, GA.
- ▲ Roughly 1.5 miles away from the 1.8M square foot Mall of Georgia, a destination shopping center that attracts millions of customers each year.
- ▲ The property includes a diverse mix of national and regional tenants and is shadow anchored by Academy Sports and Outdoors.
- ▲ 148 parking spaces are available.



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	2,356	50,243	130,432
Households	866	16,898	43,601
Average HH Income	\$115,154	\$101,101	\$103,665
Daytime Population	3,349	24,013	50,904
	5 Min	10 Min	15 Min
Drivetime Population	9,678	92,762	310,651

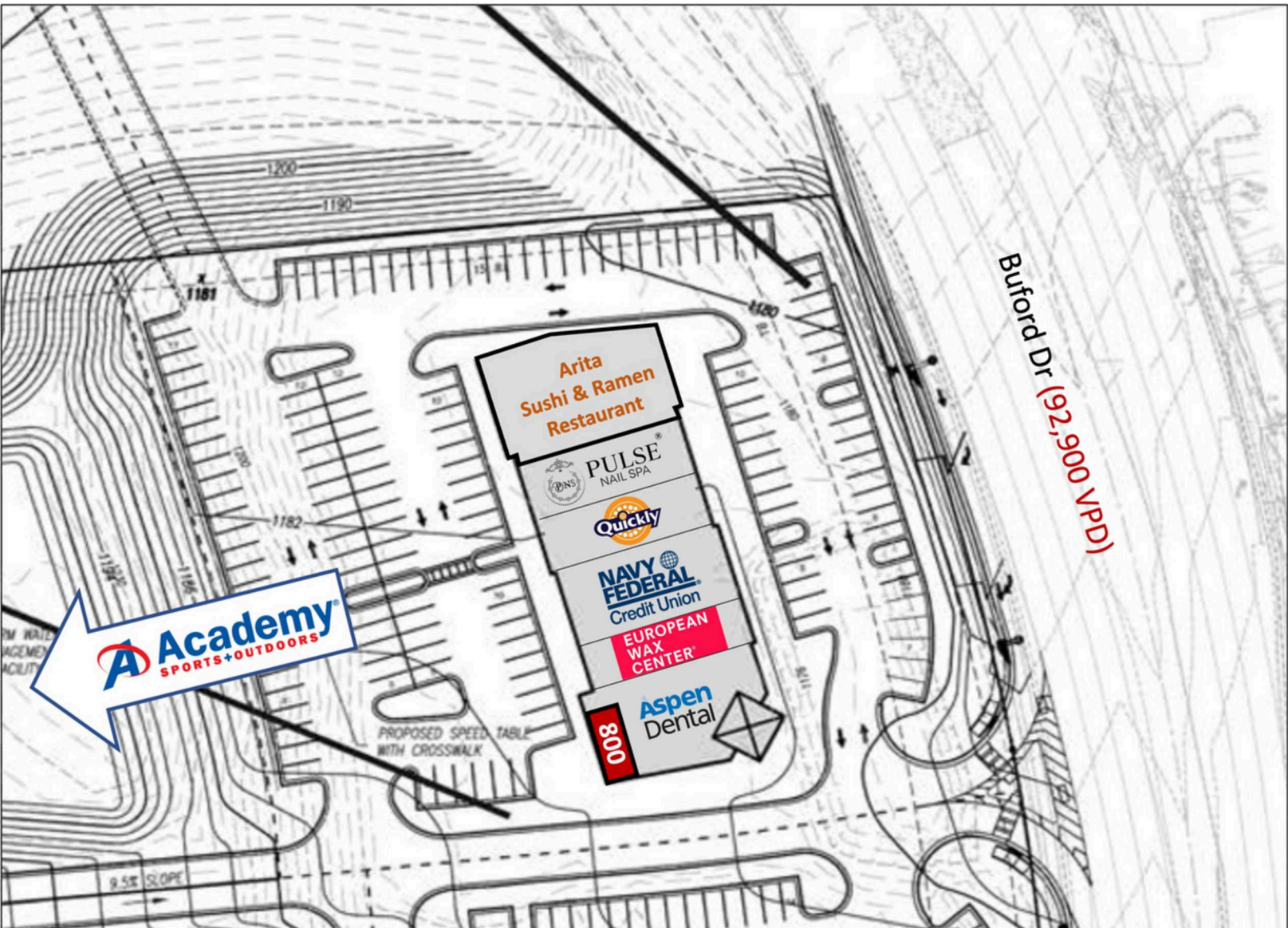
Available Spaces

800 - 550 SF



**LEASING INFORMATION**

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	Aspen Dental	3,600 SF	400	Quickly Bubble Tea	1,822 SF	800	Available	550 SF
200	European Wax	1,640 SF	600	Pulse Nail Spa	2,000 SF			
300	Navy Federal Credit ...	3,520 SF	700	Arita Sushi & Ramen...	4,371 SF			



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property