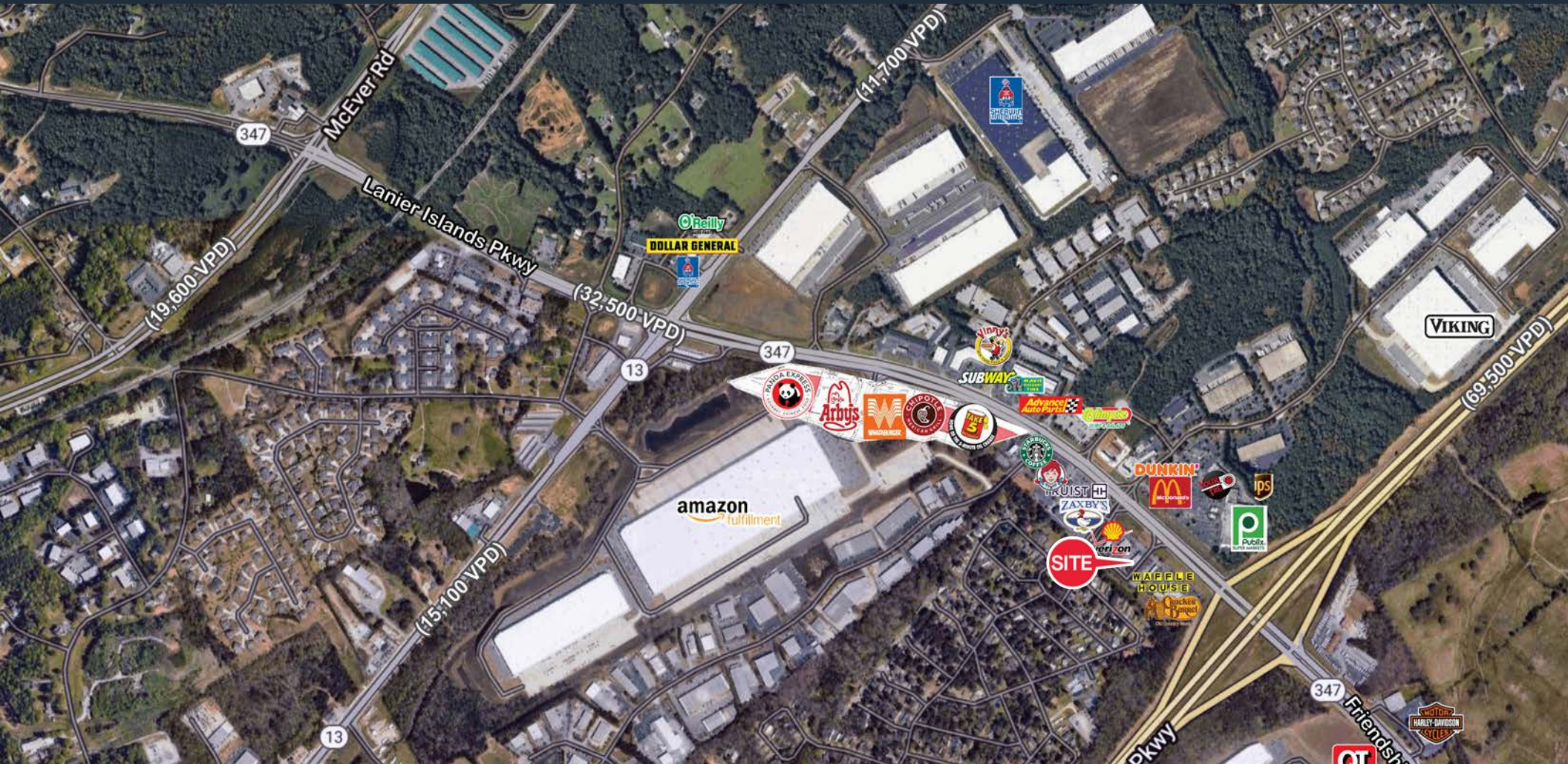


FOR LEASE

FREE-STANDING RESTAURANT

4778 Lanier Islands Parkway, Buford, GA 30518



±4,731 SF ON 1.257 ACRES AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Julie Solomon
SENIOR VICE PRESIDENT
juliesolomon@katzretail.com
(770) 801-6500

Property Overview

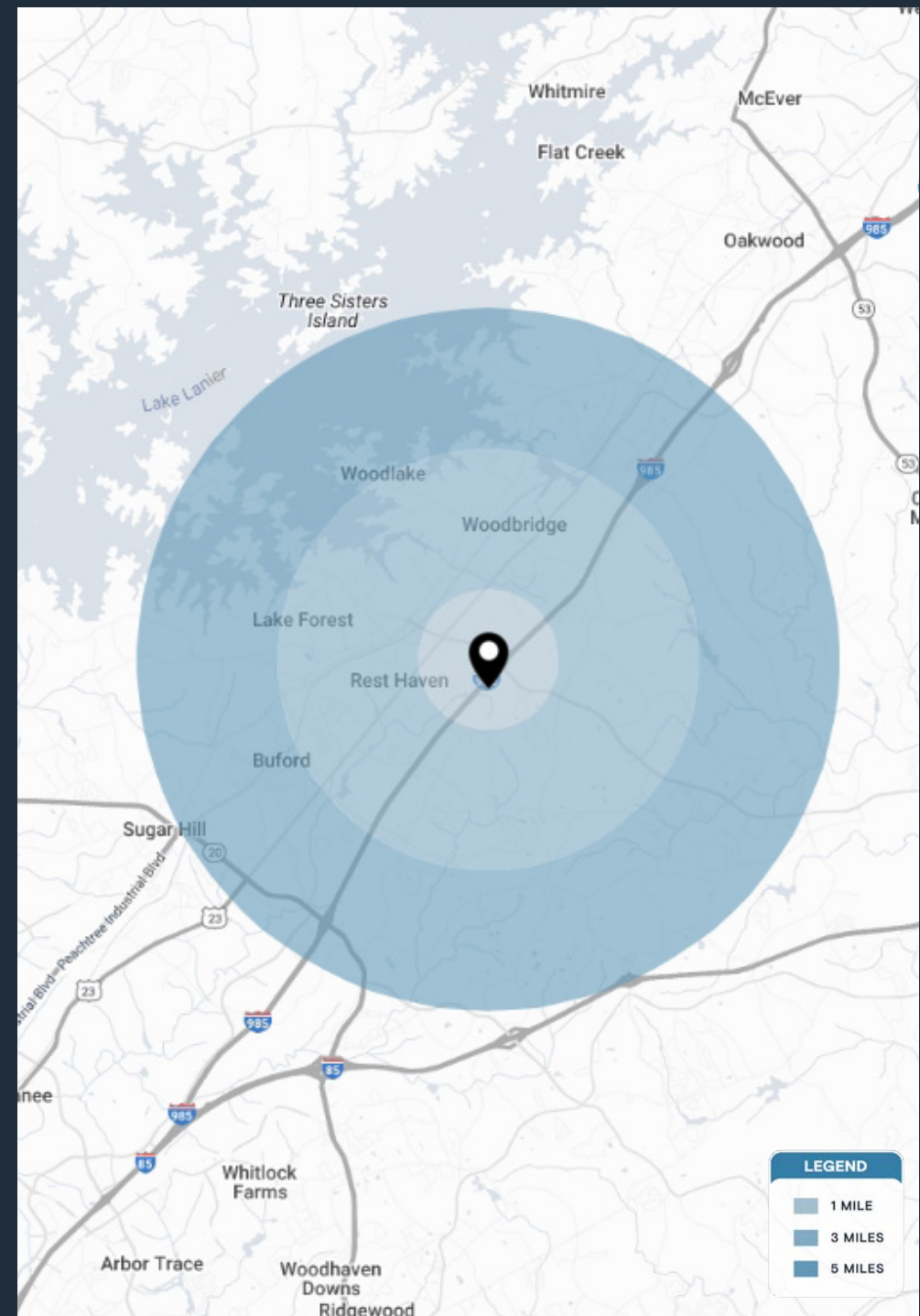
HIGHLIGHTS

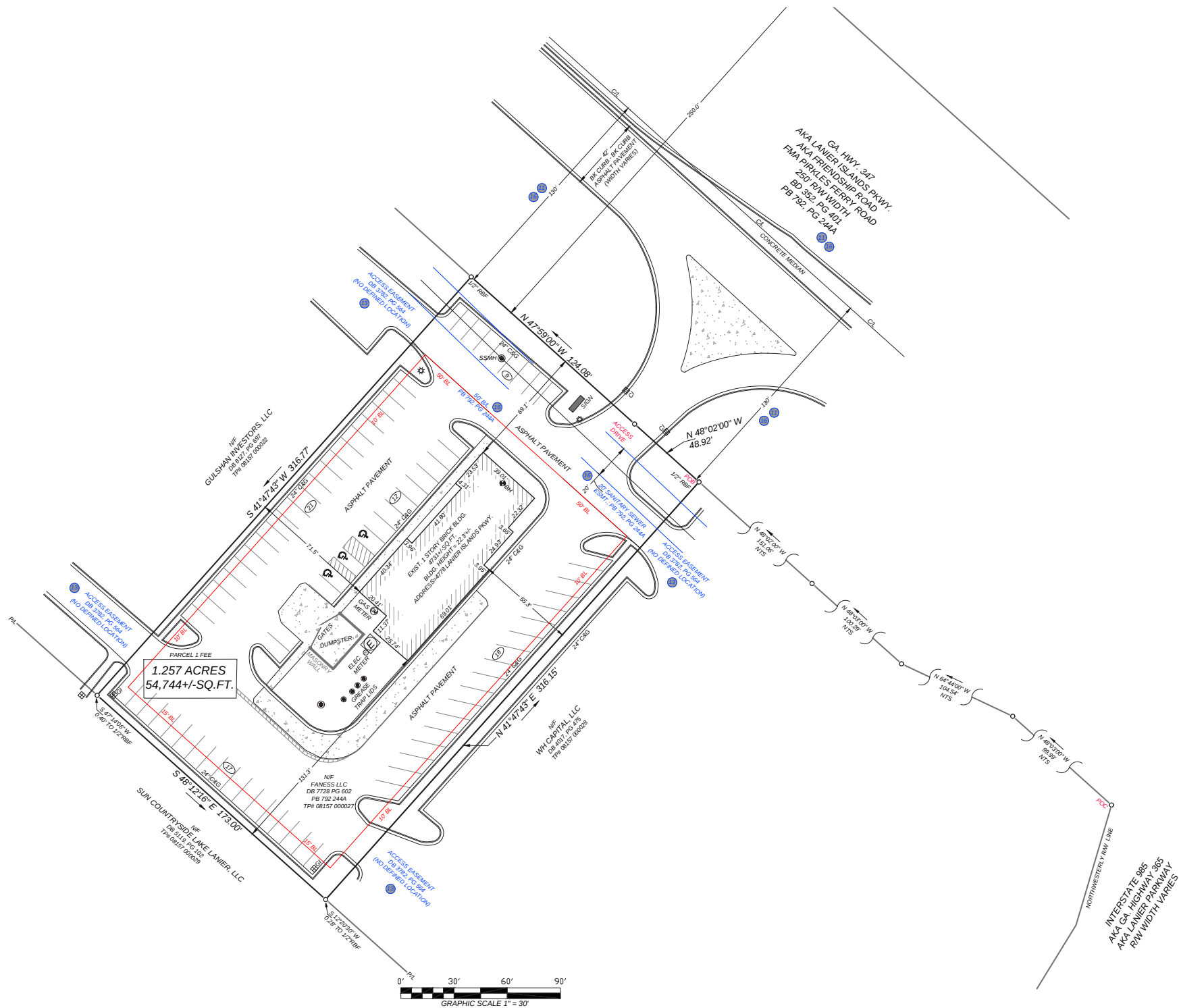
- 2nd Generation Restaurant Space
- Strong traffic counts and visibility
- Monument and building signage
- Dense commercial corridor
- Cross inter-parcel access, includes access to traffic light
- Ample surface parking

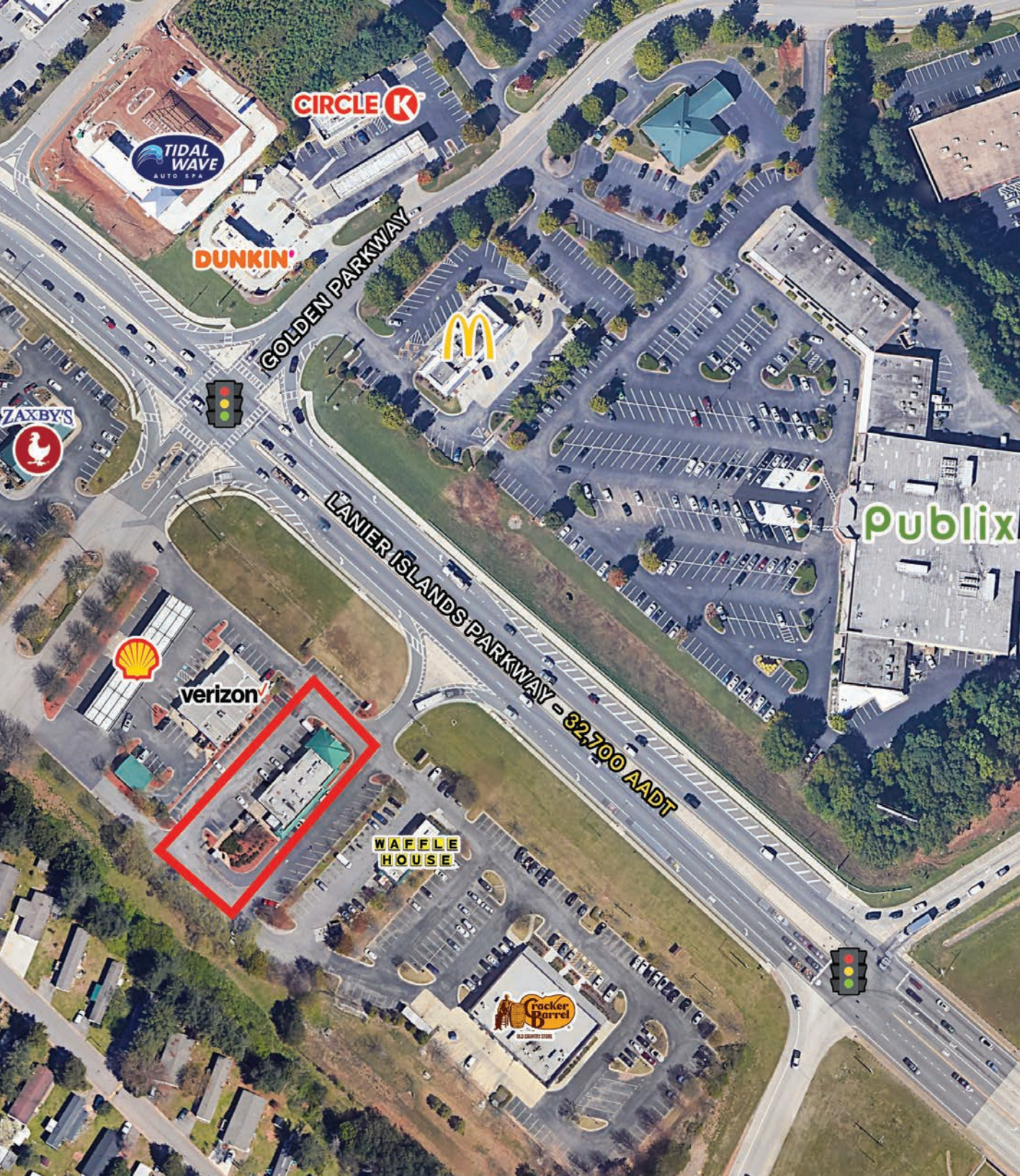
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,752	32,348	96,625
HOUSEHOLDS	1,238	10,625	32,334
EMPLOYEES	1,565	7,934	24,640
AVERAGE HH INCOME	\$100,032	\$122,143	\$123,575

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	14,342	76,419	183,630
HOUSEHOLDS	4,684	25,948	62,468
EMPLOYEES	4,721	23,171	48,744
AVERAGE HH INCOME	\$106,996	\$117,406	\$118,849







Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.13.26