

Lees Crossing

4125 GA Highway 20, Buford, GA 30518

For Leasing Info:
Raquel Hwang
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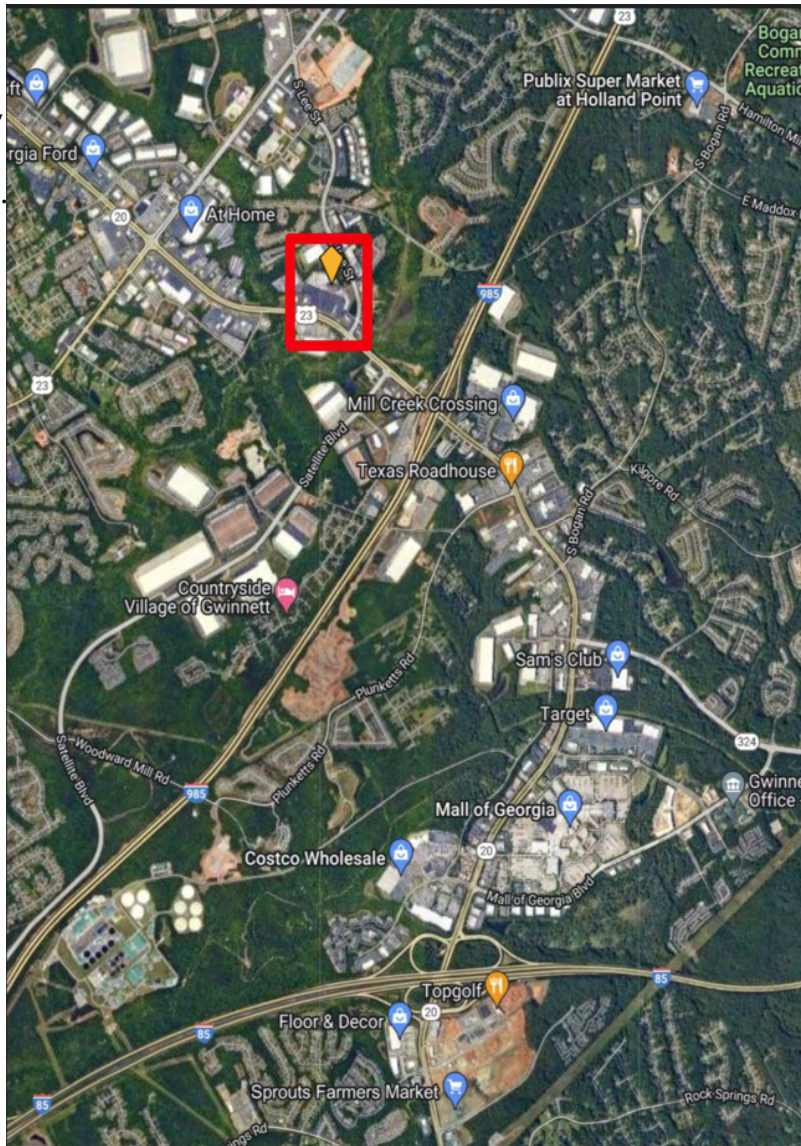
Unique Attributes

- Anchored by a high performing Big Lots, Northern Tools, Planet Fitness, and Queen Of Hearts.
- Perfectly positioned right off I-85 and I-985 (141,900 VPD).
- Close proximity to Mall of Georgia which brings in customers across six states.
- Located in the number one school district in Georgia.
- Buford is one of Atlanta's most highly sought after residential housing markets due to explosive population growth.

Size of Center	167,935 SF
Daily Traffic Count	51,900 Cars
Parking	894 Spaces (5.32/1,000)

2021 Demographics

	1 MILE	2 MILES	3 MILES
2021 Estimated Total Population	3,901	51,521	132,259
Est. Annual Growth 2021-2026	5.8%	6.1%	5.7%
Average Household Income	\$85,582	\$98,240	\$107,61
2021 Estimated Households	1,452	7,412	16,477
Median Age	36.0	36.1	35.9

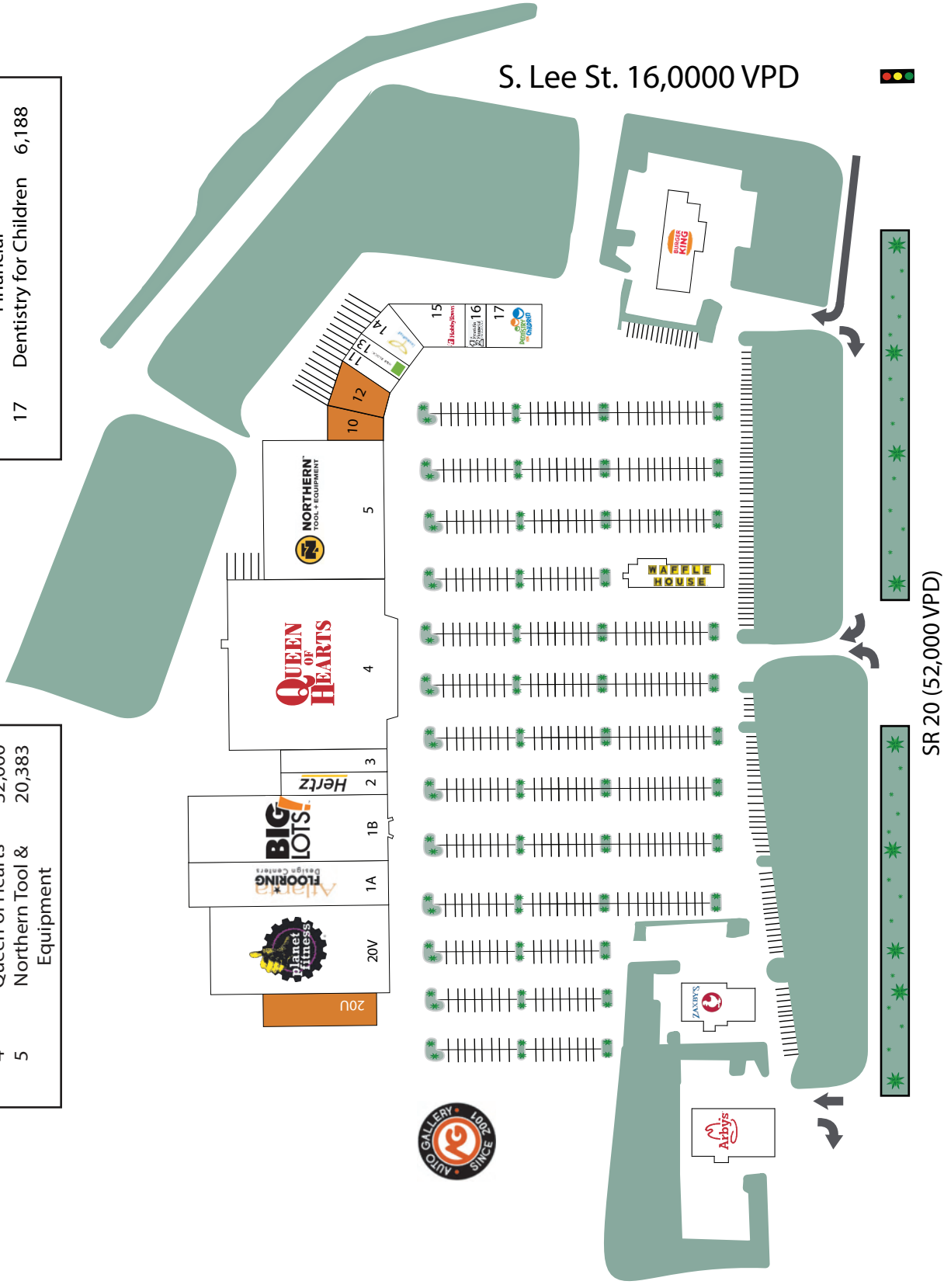




Suite	Tenant	Size
20U	Available	4,070
20V	Planet Fitness	26,872
1A	Atlanta Flooring Design Center	18,090
1B	Big Lots	40,680
2	Hertz	1,420
3	Ruby Nails	1,420
4	Queen of Hearts	32,000
5	Northern Tool & Equipment	20,383

Suite	Tenant	Size
10	Available	2,415
12	Available	2,415
11	H&R Block	1,400
13	Sunshine Wellness	1,400
14	CosmoProf	2,765
15	HobbyTown	4,165
16	1st Franklin Financial	2,212
17	Dentistry for Children	6,188

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S. Lee St. 16,0000 VPD

SR 20 (52,000 VPD)