AVAILABLE FOR LEASE

Exchange at Gwinnett

2925 BUFORD DR.
BUFORD, GA

WHITNEY SPANGLER
+1 404 574 1046
whitney.spangler@colliers.com

DAVID MARTOS
+1 404 574 1003
david.martos@colliers.com



PROPERTY DETAILS

The Exchange at Gwinnett is a vibrant mixed-use destination that has over 4.1M annual visitors. Positioned near I-85 and the Mall of Georgia corridor, the development offers excellent regional accessibility and interstate visibility, and benefits from strong household incomes of over $142,391 in a 3-mile radius.

PROPERTY HIGHLIGHTS

- Located on Buford Drive with I-85 visibility and convenient access to Mall of Georgia.
- Strong daily traffic drivers including Sprouts Farmers Market, Top Golf, Andretti, Pickle & Social, Rooms to Go, and over 800 apartment units.
- Surrounded by a growing population of over 180,000 within five miles, supporting a strong retail customer base.

Available Spaces: 6,000SF, 2,229 SF, & 1,040 SF

AREA DEMOGRAPHICS

Total Population	**1-Mile**: 11,157 **3-Mile**: 70,380 **5-Mile**: 181,830
Total Households	**1-Mile**: 4,681 **3-Mile**: 24,101 **5-Mile**: 60,128
Avg. HH Income	**1-Mile**: $112,256 **3-Mile**: $142,245 **5-Mile**: $142,391
Daytime Population	**1-Mile**: 10,270 **3-Mile**: 61,348 **5-Mile**: 173,110
Traffic Counts	**51,800 VPD** Buford Dr **98,400 VPD** I-85





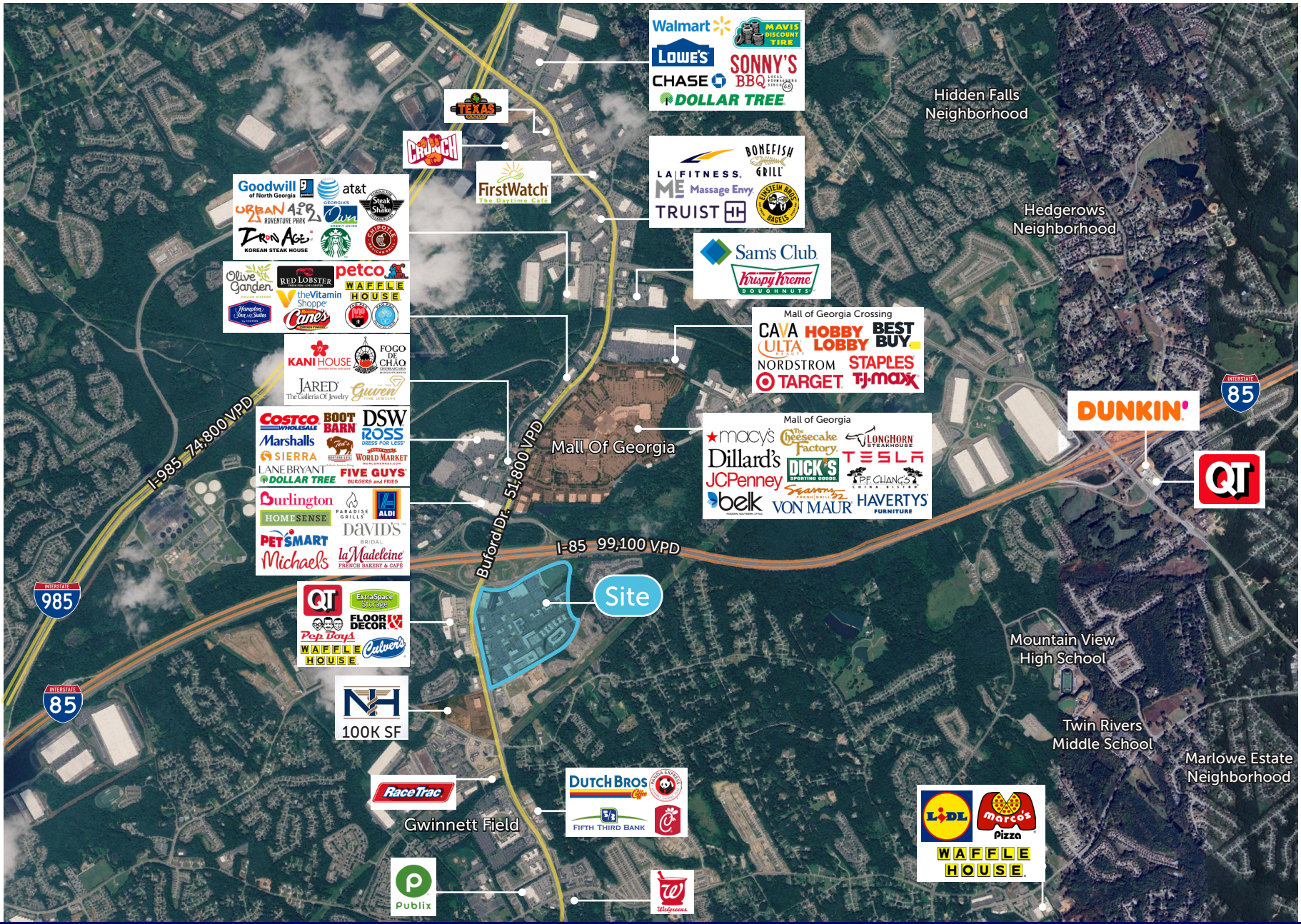
Site Plan

STE	Tenant	SF
1	Glaze tea	1,448
2	Le Family Nails & Spa	2,225
3	Planet Smoothie	900
4	AVAILABLE	2,229
5	Fuwa Fuwa Pancakes	1,600
6	The Waxing Spot	1,454
7	Sprouts Farmers Market	22,989
8	LoveSac	1,394
9	Ideal Dental	2,206
10	Hacienda Bar & Grill	4,000
11	Kura Sushi	3,000
12	Snooze AM Eatery	3,800
13	Starbucks	2,400
14	Dave's Hot Chicken	2,400
15	Chipotle Mexican Grill	2,399

STE	Tenant	SF
16	JetSet Pilates	1,700
17	Les Mains Nail Bar	2,500
18	Wax Thread & Scissors	1,285
19	Five Guys	2,500
20	Paris Baguette	2,500
21	BHC Chicken	2,800
22	AVAILABLE	6,000
23	Jersey Mike's	1,400
24	AVAILABLE	1,040
25	WingStop	1,696
26	The Halal Guys	2,000
27	Jinya Ramen Bar	2,500
28	Stage Kitchen & Bar	4,000
29	Twisted Crab Seafood & Bar	6,000
30	Mambo's Cafe	5,000



Trade Area



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.