



1525 Buford Drive | Lawrenceville (Northeast Metro Atlanta), Georgia 30043

**10,722 ± SF RETAIL SPACE WITH
DRIVE-THRU**

Sale Price: \$2,900,000

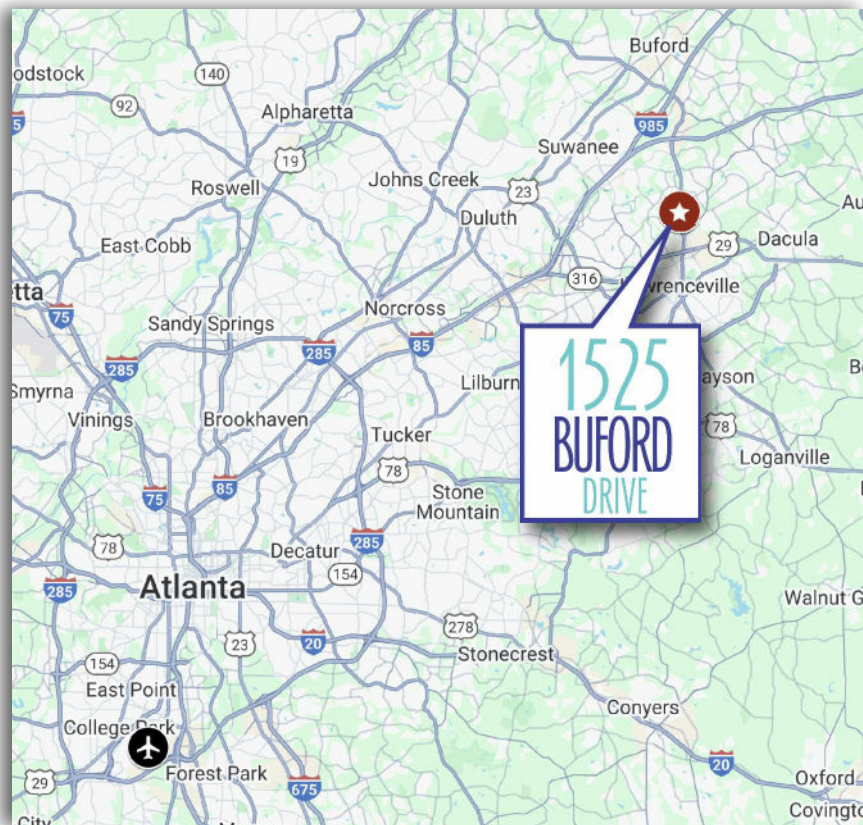
Former CVS in Excellent Condition

Traffic Light Access

One (1) Access Point with Dedicated Turn Lane on Buford Dr / GA 20 along with one (1) Access Point on Ridge Rd

High Traffic Count - Strong Demographics

Located in Densley Developed Area in North Metro Atlanta





DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	9,140	67,006	190,411
Households	2,883	21,599	61,960
Average HH Income	\$152,742	\$114,539	\$111,385
Daytime Employees	5,143	34,950	101,566

TRAFFIC COUNTS

Burford Dr / GA 20	34,947 VPD
Russell Rd NE	7,145 VPD
Ridge Rd	5,884 VPD

Source: Placer.ai

