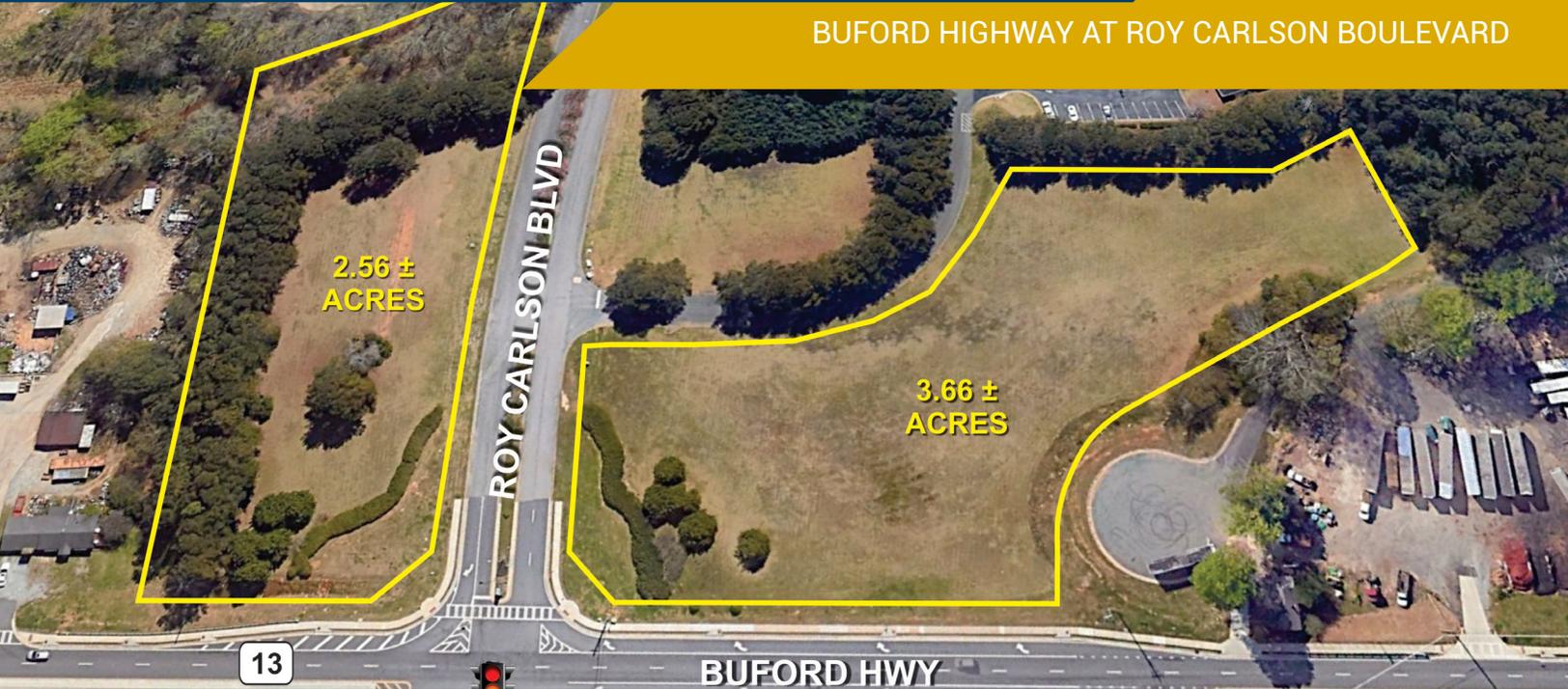


# FOR SALE OR LEASE

BUFORD HIGHWAY AT ROY CARLSON BOULEVARD



Buford Hwy at Roy Carlson Blvd | Buford, GA 30518

## 6.22± ACRES TOTAL

2.56± Acres - Corner Lot  
3.66± Acres - Corner Lot

Subdivisible to Acreage

Signalized Intersection

Zone C-2 | City of Buford  
General Business District

Located at Entrance of Commonwealth Industrial  
Park

Rough Graded with Utilities



FOR MORE  
INFORMATION  
PLEASE CONTACT

**ZACK GOBER**  
770.729.2811  
zgober@lavista.com

**ED O'CONNOR**  
770.729.2826  
econnor@lavista.com

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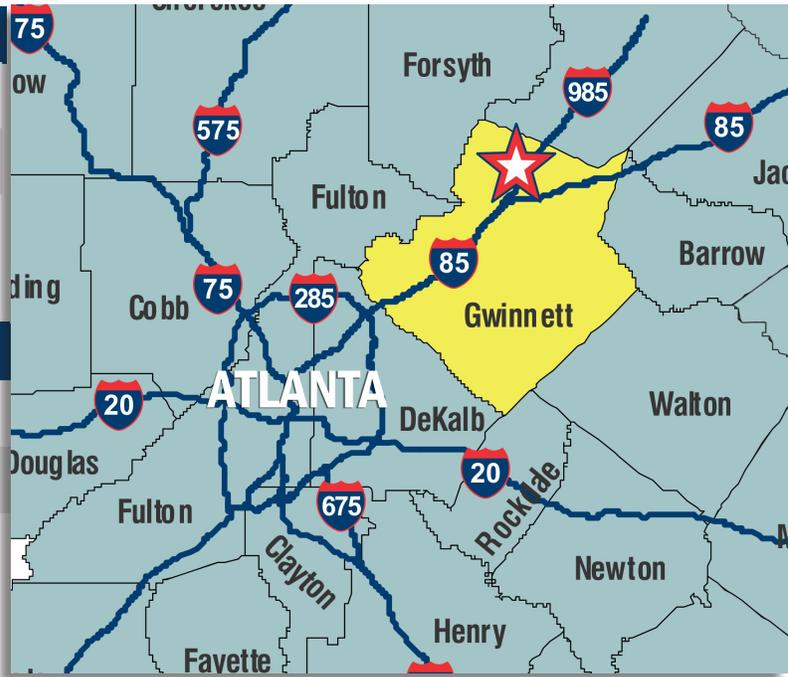
## DEMOGRAPHICS

	2-mile	5-mile	10-mile
Population	13,546	102,994	421,716
Households	4,463	34,431	140,352
Average HH Income	\$89,734	\$107,908	\$124,419

## TRAFFIC COUNTS

Buford Hwy NE	13,521 VPD
Lanier Islands Pkwy	37,339 VPD
Lanier Pkwy / I-985 / US 23	33,933 VPD

Source: Placer.ai and CoStar



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