

# Lees Crossing

4125 GA Highway 20, Buford, GA 30518

For Leasing Info:  
**Raquel Hwang**  
 786-351-2800  
 raquel@saglo.com

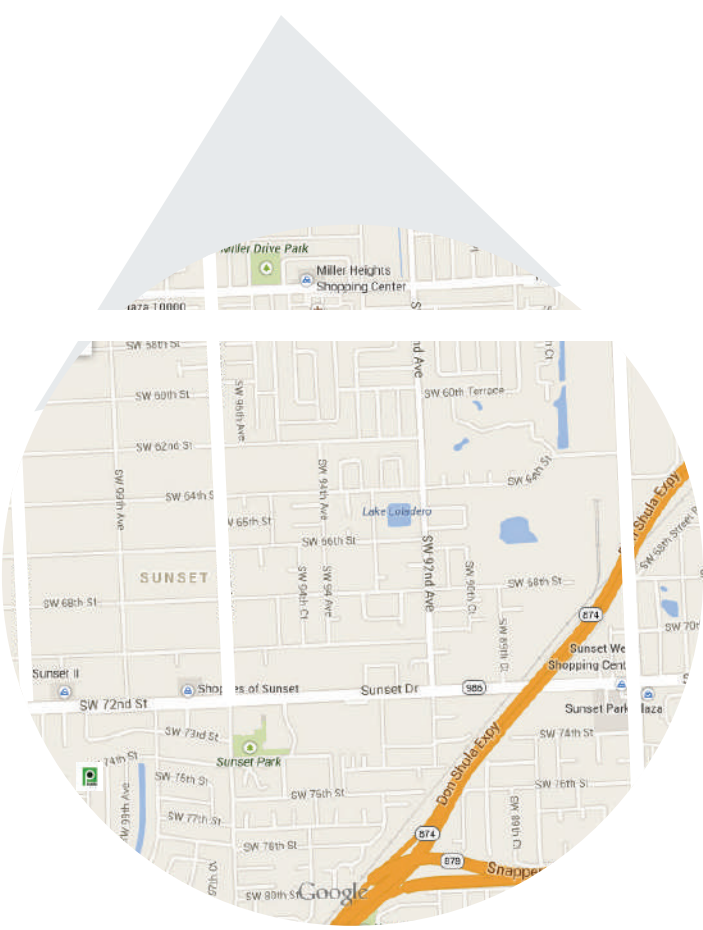


## Unique Attributes

- 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.

## Area Map

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



## 2022 Demographics

	1 MILE	2 MILES	3 MILES
2022 Estimated Total Population	4,586	20,350	51,486
Est. Annual Growth 2022-2027	1.4%	1.9%	2.4%
Average Household Income	\$84,523	\$80,559	\$92,355
2022 Estimated Households	1,628	6,900	17,081
Median Age	34.0	33.6	34.0



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

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

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