

# Golden Park Village

4840 Golden Parkway, Buford, GA 30518

LOCATION ZONE: BUFORD, GA



Located at highly visible intersection of Friendship Road and I-985

69,800 VPD

Strong tenant mix

Grocery anchored shopping center with strong demographics

## TENANTS

- Publix
- The UPS Store
- T-Mobile
- Your Pie Pizza
- Phantom Fireworks

## LEASING CONTACT

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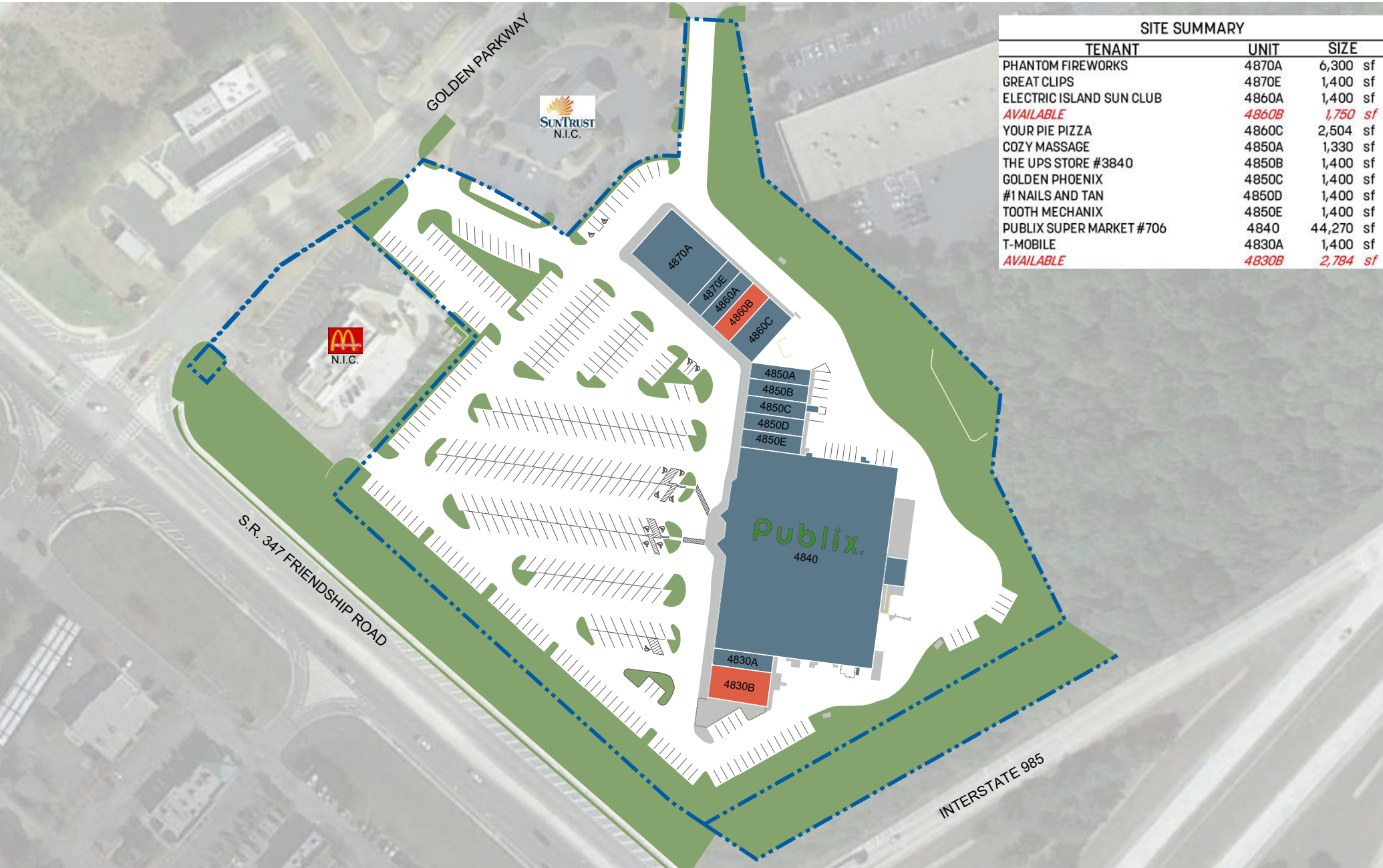


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,955	28,274	82,676
2025 Population Projected	2,074 1.2%	29,901 1.2%	87,032 1.1%
Income	\$83,708	\$105,078	\$103,904
Households	791	9,757	28,301
Median Age	36.2	38.0	37.2

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SITE SUMMARY		
TENANT	UNIT	SIZE
PHANTOM FIREWORKS	4870A	6,300 sf
GREAT CLIPS	4870E	1,400 sf
ELECTRIC ISLAND SUN CLUB	4860A	1,400 sf
<b>AVAILABLE</b>	<b>4860B</b>	<b>1,750 sf</b>
YOUR PIE PIZZA	4860C	2,504 sf
COZY MASSAGE	4850A	1,330 sf
THE UPS STORE #3840	4850B	1,400 sf
GOLDEN PHOENIX	4850C	1,400 sf
#1 NAILS AND TAN	4850D	1,400 sf
TOOTH MECHANIX	4850E	1,400 sf
PUBLIX SUPER MARKET #706	4840	44,270 sf
T-MOBILE	4830A	1,400 sf
<b>AVAILABLE</b>	<b>4830B</b>	<b>2,784 sf</b>

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.