



CANDLER

REAL ESTATE

5328 Lanier Islands Parkway | Buford, GA 30518
Office Suites For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

OFFICE SUITES FOR LEASE

5328 Lanier Islands Parkway, Buford, GA 30518



Property Description

Prime medical and professional office suites available for lease along the high-growth Lanier Islands Parkway (GA-347) corridor. This well-maintained building offers excellent visibility, strong traffic counts, and convenient access to I-985, I-85, and major residential communities. Ideal for healthcare providers, professional services, and administrative operations seeking a strategic Buford location.

Property Highlights

- Class A Office Space
- Zoned C-2
- Architectural Brick and Glass
- 2 Story Building with Elevator
- Parking Rate: 5/1000
- Excellent Office/Medical Use
- High exposure location off Lanier Islands Parkway
- 1.4 Miles From Exit 8 off I-85

Offering Summary

Lease Rate for each suite:	\$21.50 SF/yr (NNN)
Available SF:	2,851 - 5,586 SF
Zoning:	C -2
Building Size:	

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,851 - 5,586 SF	Lease Rate:	\$21.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Additional Rent
Suite 103	Available	3,846 SF	NNN	\$21.50 SF/yr	+ \$ 6.89/SF OPEX
Suite 200	Available	2,851 SF	NNN	\$21.50 SF/yr	+ \$ 6.89/SF OPEX
Suite 202	Available	5,586 SF	NNN	\$21.50 SF/yr	+ \$ 6.89/SF OPEX

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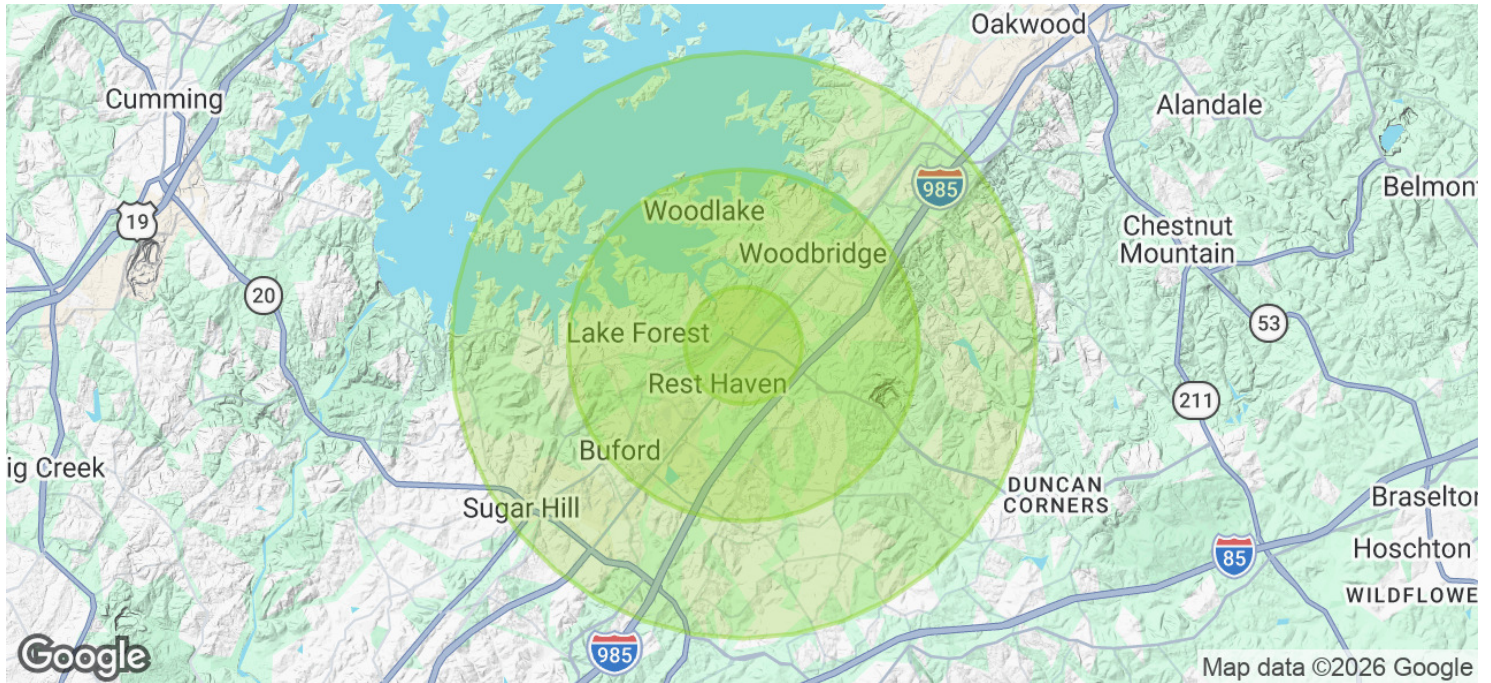
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,090	27,432	83,051
Average Age	37	40	39
Average Age (Male)	36	39	38
Average Age (Female)	38	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,031	9,156	27,935
# of Persons per HH	3	3	3
Average HH Income	\$87,948	\$118,559	\$120,730
Average House Value	\$355,070	\$456,153	\$434,959

2020 American Community Survey (ACS)

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