



CANDLER

REAL ESTATE

1761 Peachtree Industrial Boulevard | Buford, GA 30518

BENNETT SMITH

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

Local Understanding
+ Industry Expertise

Industrial Building For Lease

1761 Peachtree Industrial Boulevard, Buford, GA 30518



Property Highlights

- Two Suites Available. Could be combined for 14,100 total SF
- Suite A: 4,900 +/- SF
- 3 Phase Power 400A/120V
- Drive in door 12'x14'
- Clear height 17'-13'10"
- Led Lighting
- Suite B: 9,200 +/- SF
- 1,846 +/- SF of office, showroom, and breakroom
- 3 Phase Power 400A/120V
- Loading dock 12'x10'
- Drive in door 12'x14'
- Clear height 17'-13'10"
- Gas heater in warehouse
- 17 Total parking spots
- Peachtree Industrial Blvd, continues to be a growing North Metro Atlanta industrial corridor

Offering Summary

Lease Rate:	\$13.00 SF/yr
Number of Units:	2
Available SF:	4,900 - 9,200 SF
Building Size:	14,100 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,861	34,885	152,266
Total Population	5,521	109,280	458,070
Average HH Income	\$90,222	\$132,905	\$143,579

Presented By:

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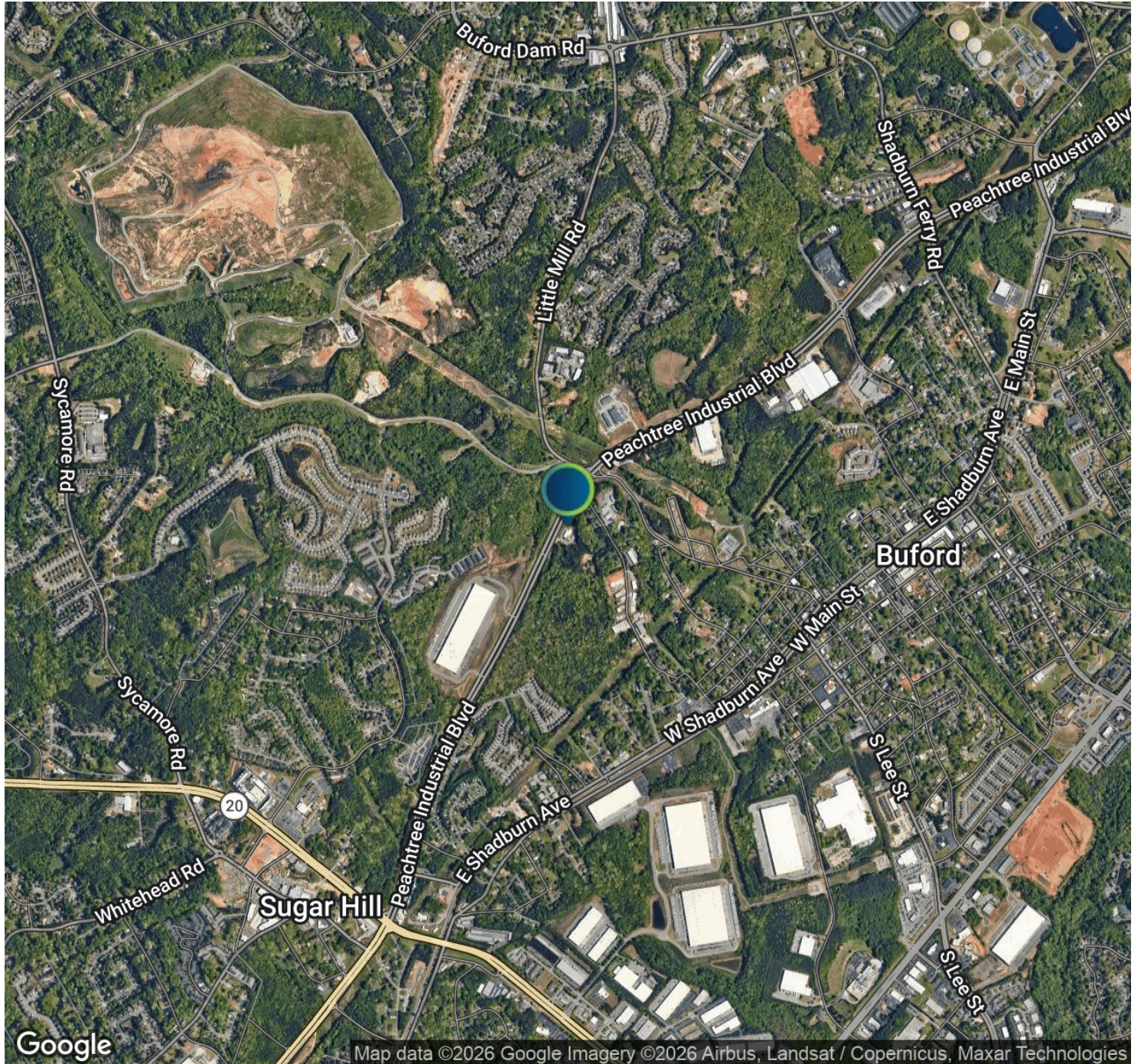
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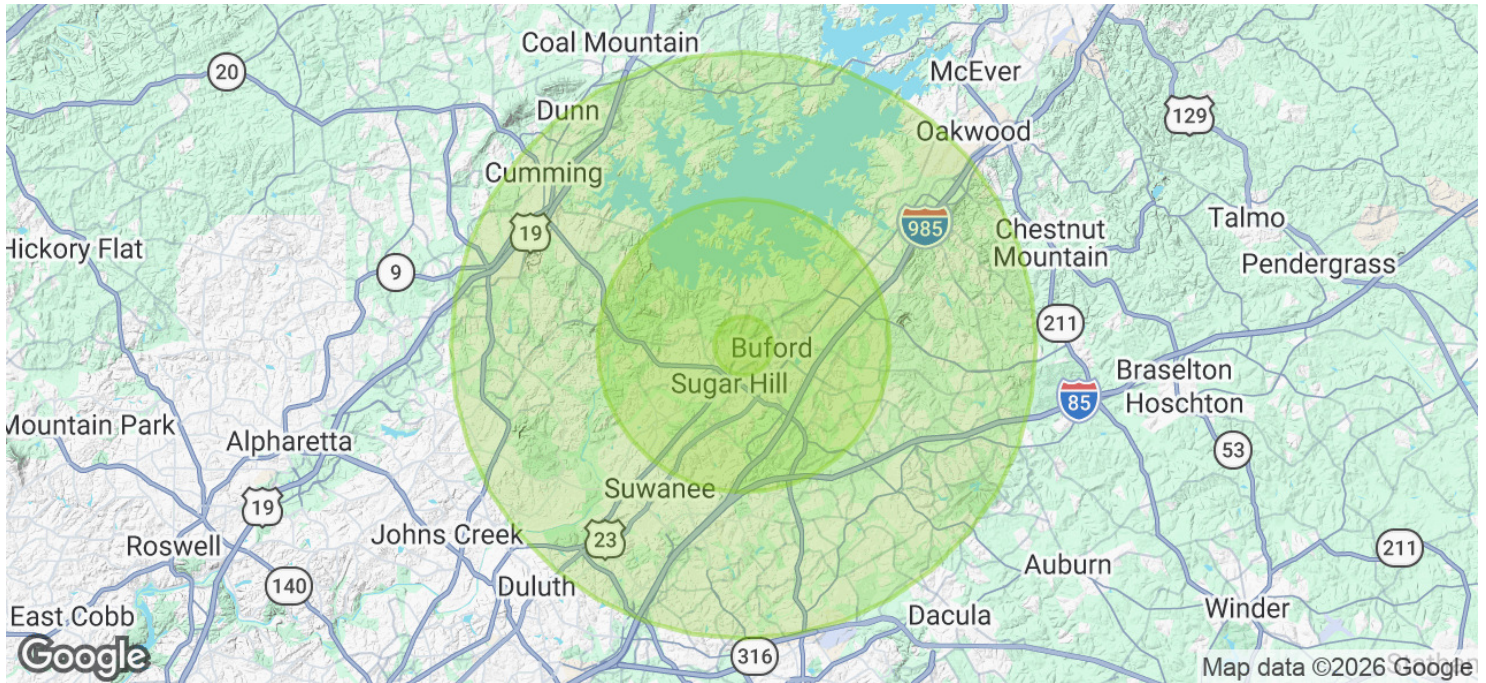
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Population	1 Mile	5 Miles	10 Miles
Total Population	5,521	109,280	458,070
Average Age	31.5	37.4	39.3
Average Age (Male)	31.2	36.6	38.6
Average Age (Female)	32.5	39.3	39.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,861	34,885	152,266
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$90,222	\$132,905	\$143,579
Average House Value	\$286,375	\$419,019	\$463,696

2023 American Community Survey (ACS)

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