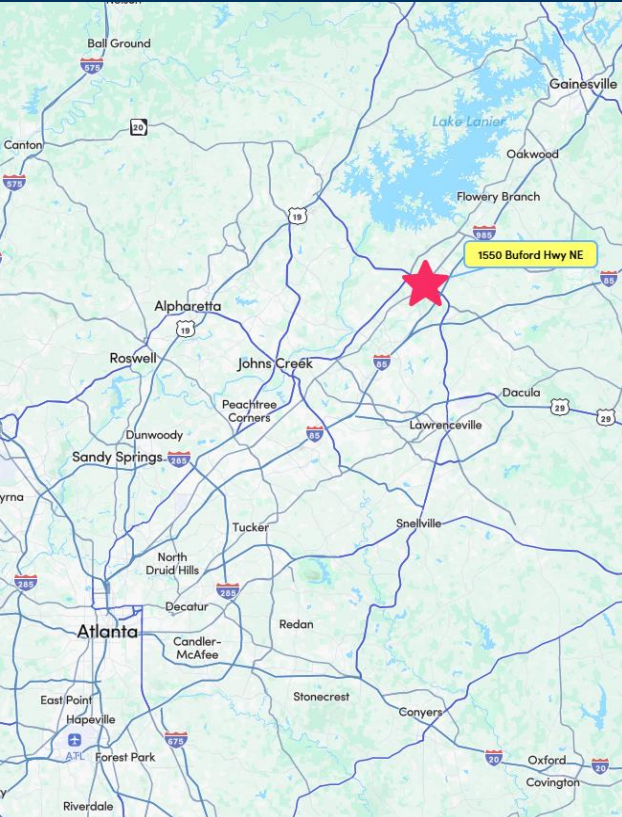


Crossroads Shopping Center

1550 Buford Highway Buford, Georgia 30518



Leasing Contacts

Allie Hodge
678-501-5342
ahodge@riverwoodproperties.com

Lexi Parks
770-955-7660
lexi@riverwoodproperties.com

riverwoodproperties.com

Property Highlights

- Crossroads Shopping Center is a 58,000 square foot retail center located in Buford, Georgia
- This center sits at the intersection of Buford Highway and Buford Drive, one of four major centers in the area
- Features ample amount of parking spaces
- Over 99,228 consumers within a 3-mile radius
- Signage available overlooking Buford Highway
- GA DOT Traffic Counts
 - Buford Dr: 51,900 AADT
 - Buford Hwy: 30,300 AADT
- Zoned C-2 | General Business District
- Retail Spaces Available | 4,800 SF & 1 Acre Outparcel

Crossroads Shopping Center

TENANTS

| | | |
|----------------------|-------------------------|------------------------------|
| A | H & R Block | 1,720 |
| B | Goodwill | 34,750 |
| C | Pur Ink Tatto | 1,600 |
| D | Buford Pharmacy | 1,200 |
| E | Davita Dialysis | 8,640 |
| F | Retail Space Available | 4,800 |
| J | Limitless Dance Company | 2,400 |
| K | Didi Rose Jewelry | 1,200 |
| L | Pizza Hut | 1,600 |
| OP | Outparcel Available | 1 Acre |
| GLA | | 58,000 SF |
| Availability: | | 4,800 SF & 1 Acre |



Crossroads Shopping Center

SITE PLAN

AREA DEMOGRAPHICS



2024
Population

| | |
|--------|---------|
| 1 MILE | 10,236 |
| 3 MILE | 99,228 |
| 5 MILE | 268,647 |



2024 Daytime
Population

| | |
|--------|---------|
| 1 MILE | 11,438 |
| 3 MILE | 110,388 |
| 5 MILE | 309,450 |



Household 2024

| | |
|--------|---------|
| 1 MILE | 3,665 |
| 3 MILE | 38,395 |
| 5 MILE | 105,234 |



Household
Income

| | |
|--------|-----------|
| 1 MILE | \$ 50,000 |
| 3 MILE | \$ 65,000 |
| 5 MILE | \$118,000 |



Crossroads Shopping Center

Trade Area Overview

