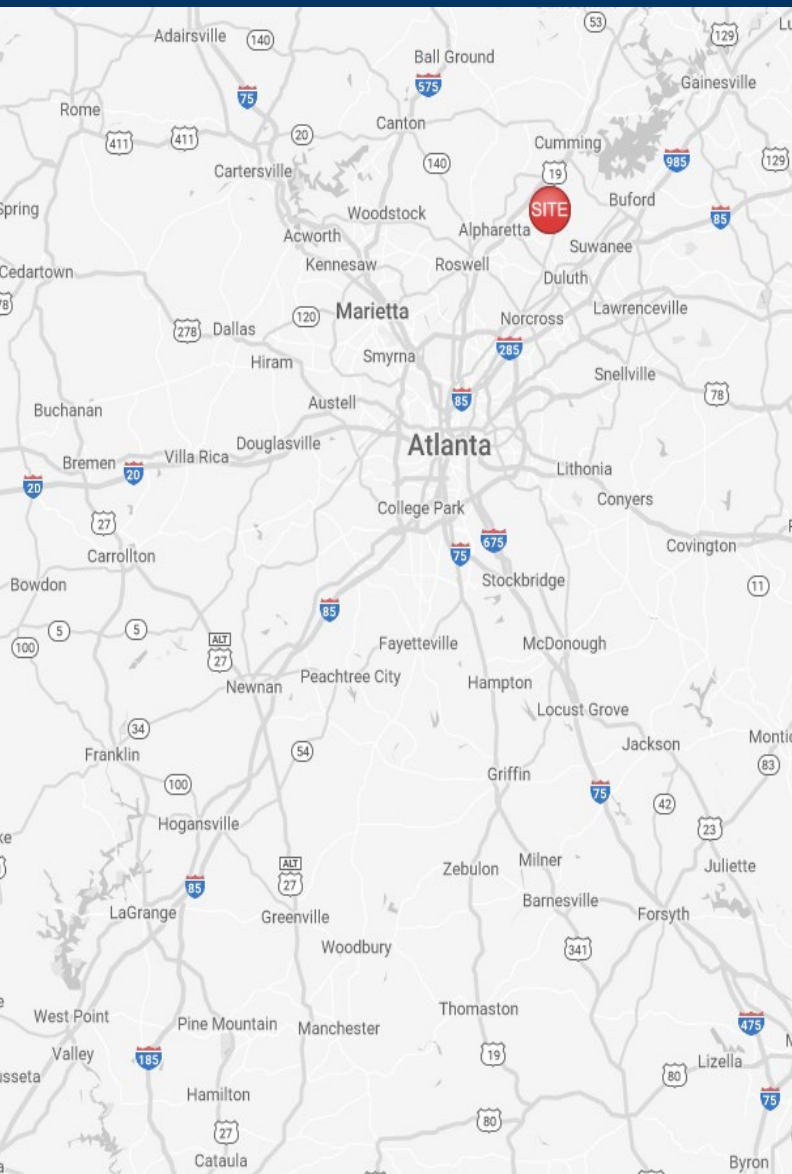


Ground Lease

3735 Buford Hwy
Duluth, GA 30350



RIVERWOOD
PROPERTIES, LLC

Ground Lease or BTS
1.05 Acres

Leasing Contacts

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Property Highlights

- This Ground lease or BTS opportunity offers 1.05 acres on Buford Hwy with quick access to Pleasant Hill Road.
- Offers Great visibility
- Sees over 31,000 VPD
- Zoned Commercial

Site Access: Via Buford Hwy NE

AREA DEMOGRAPHICS



2022
Population

1 MILE	10,546
3 MILE	75,161
5 MILE	230,240



2022 Daytime
Population

1 MILE	8,407
3 MILE	60,269
5 MILE	180,012



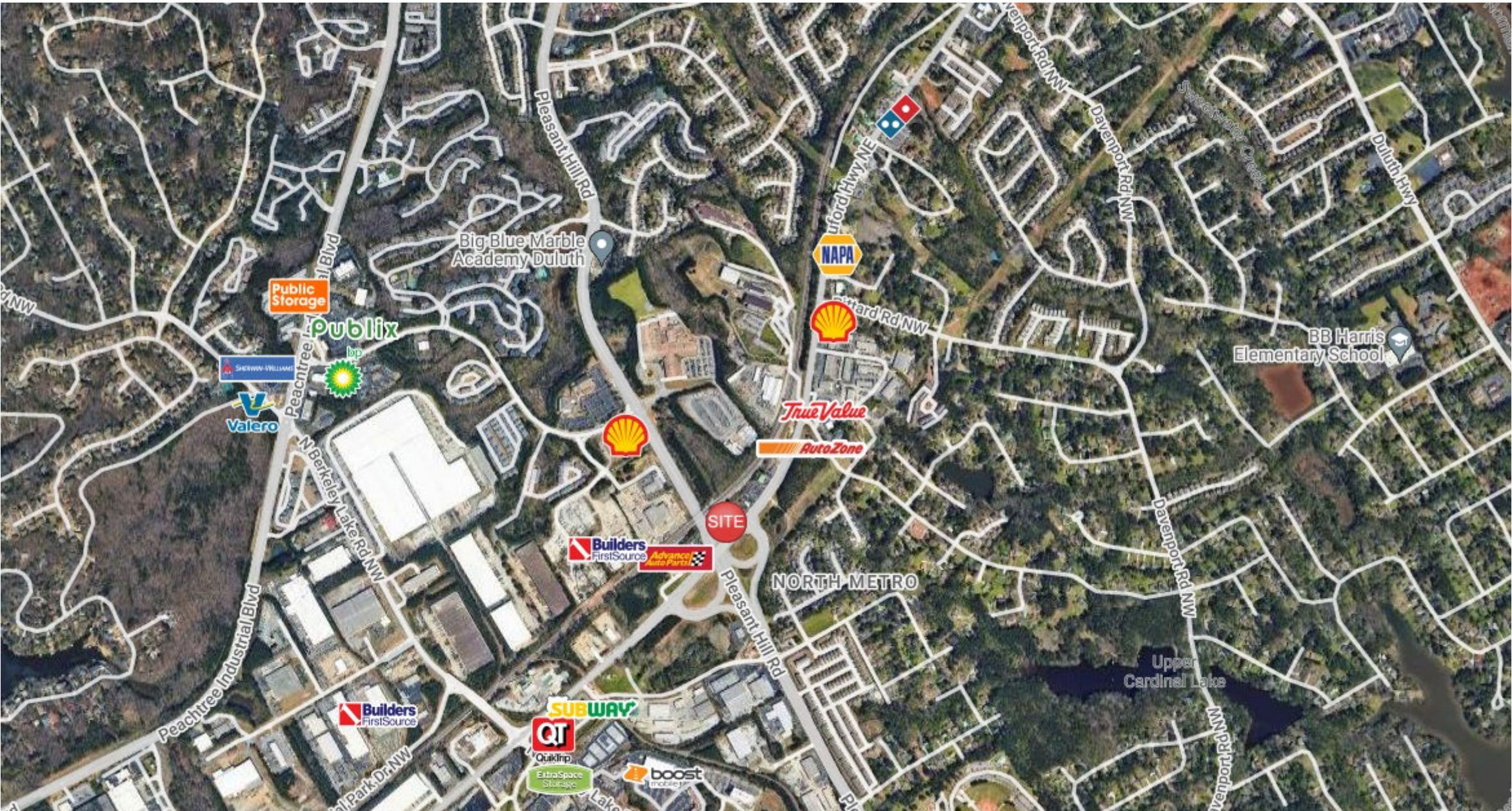
Household 2022

1 MILE	4,276
3 MILE	28,811
5 MILE	82,531



Household
Income

1 MILE	\$77,903
3 MILE	\$118,455
5 MILE	\$119,622



3735 BUFORD HWY
Trade Area Overview

