



**KW**  
COMMERCIAL



**LAND FOR SALE**  
**4866 SECOND AVENUE**  
Buford, GA 30518

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# PROPERTY OVERVIEW



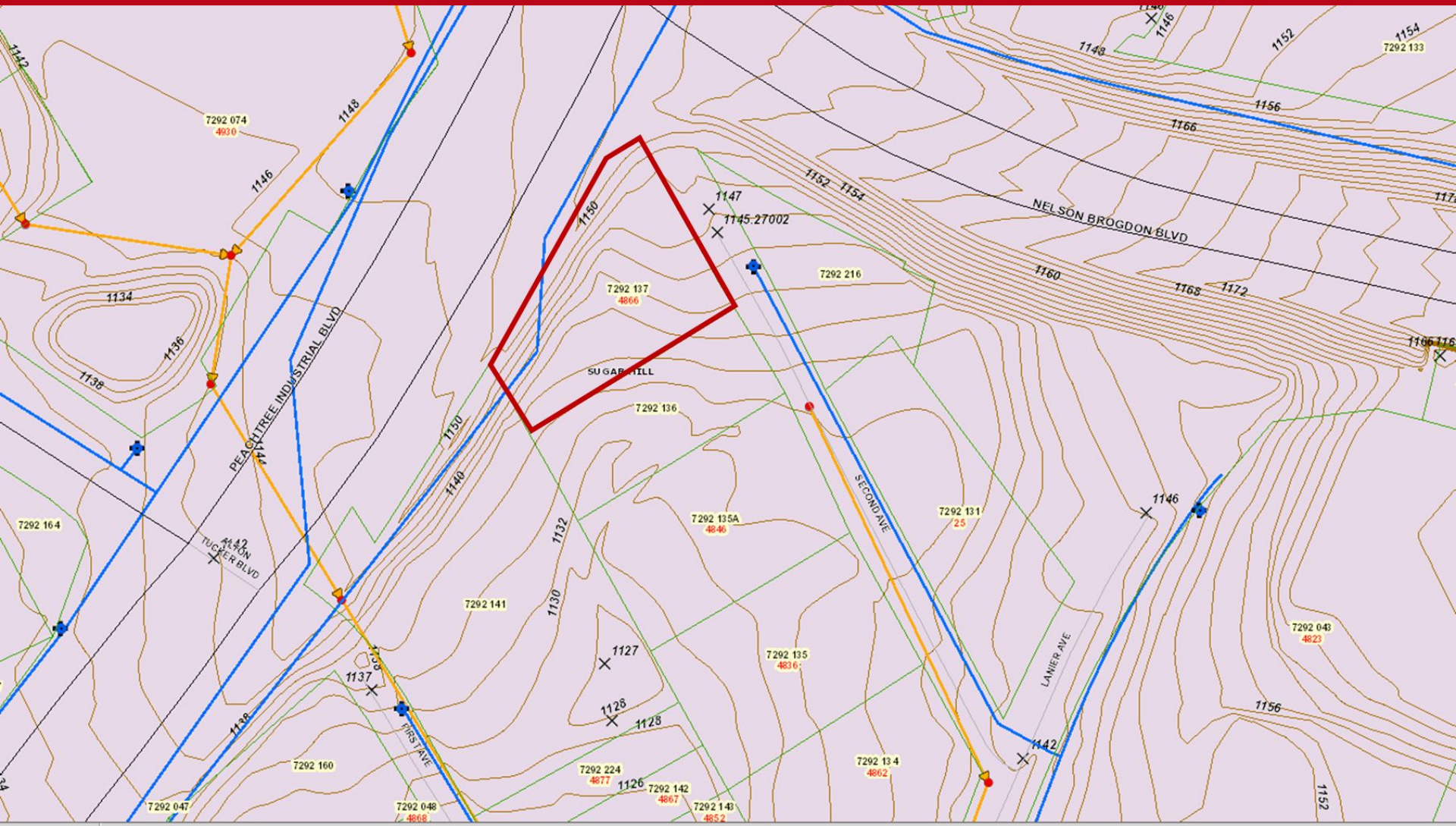
- o +/- 0.37 Acres
- o Gwinnett County
- o Zoned BG - Business General
- o All Utilities Available to Site
- o +/- 184 ft Frontage on PIB Blvd
- o Signalized intersection
- o Minutes from Downtown Sugar Hill
- o Close Proximity to future Developments
  - o Downtown Sugar Hill
  - o Fuqua Development – Publix
  - o Brownstone Sugar Hill
  - o 3-4 Story Mixed Use
- o Less than 6 Miles to Mall of Georgia
- o Minutes from Downtown Sugar Hill

**Offering Price - \$192,000**





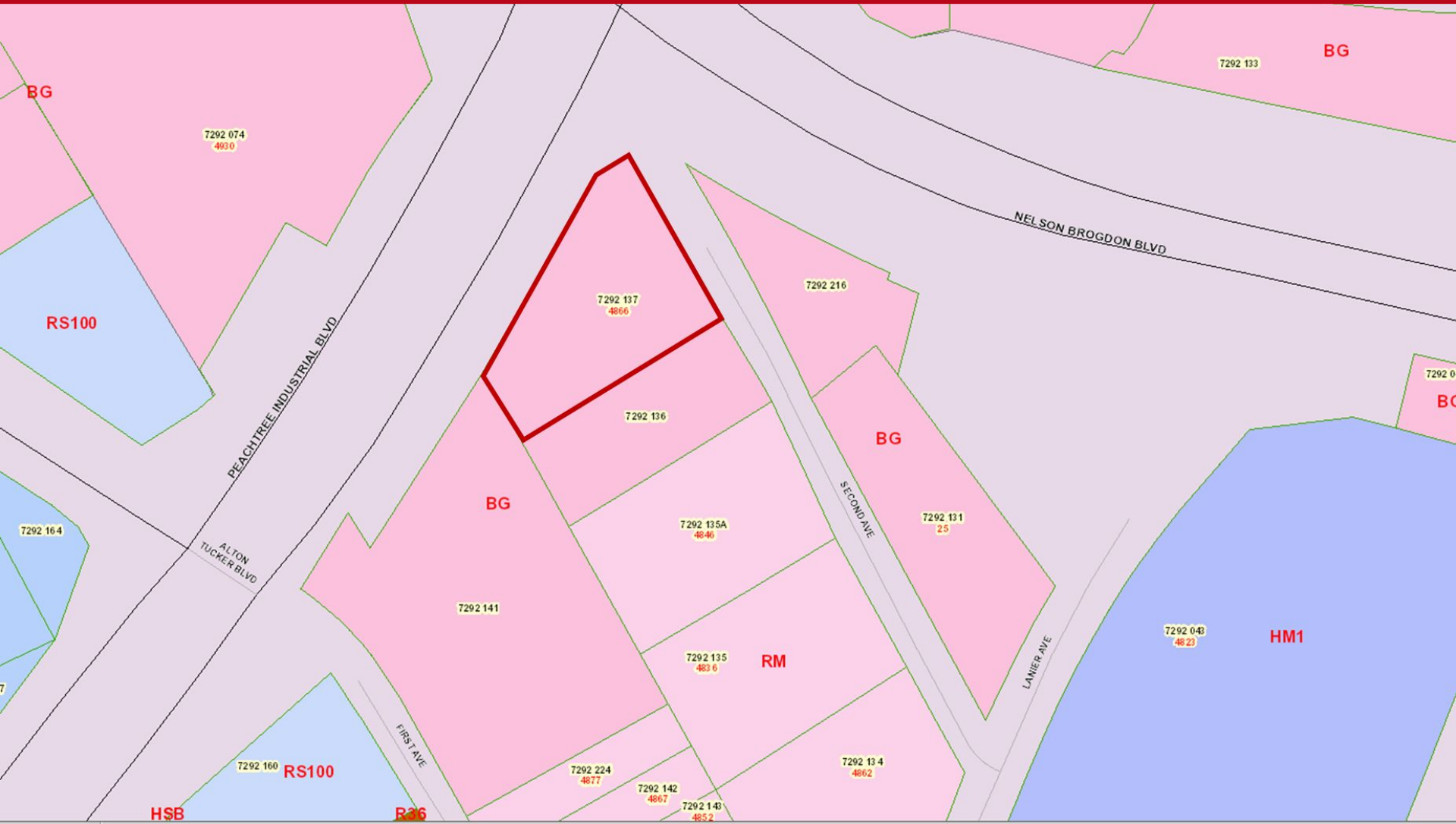
# TOPOGRAPHY MAP







# ZONING MAP







# SUBMARKET AERIAL



Peachtree Industrial Blvd

Sycamore Rd

Fuqua Development  
Publix

ExtraSpace  
Storage

Buford Hwy



WELLS  
FARGO



3-4 Story  
Mixed Use

SUBJECT

Walgreens



Nelson Brogdon Blvd

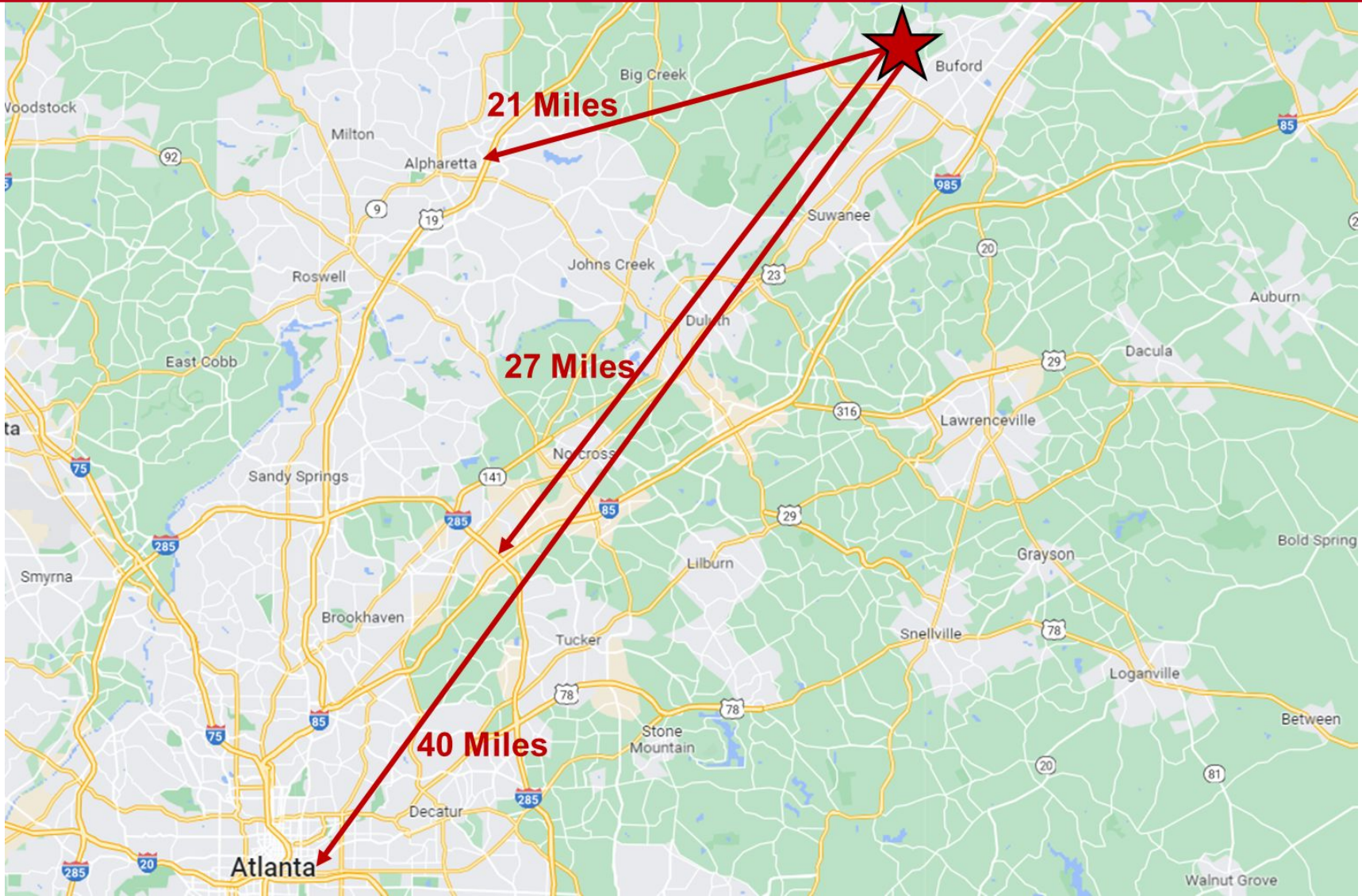
Broadstone  
Sugar Hill

Sugar Hill EMS





# DISTANCE MAP

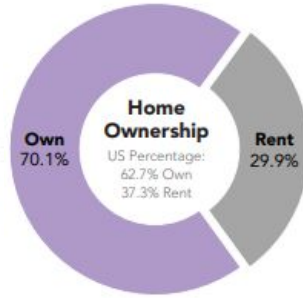
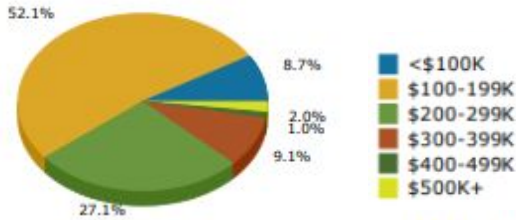




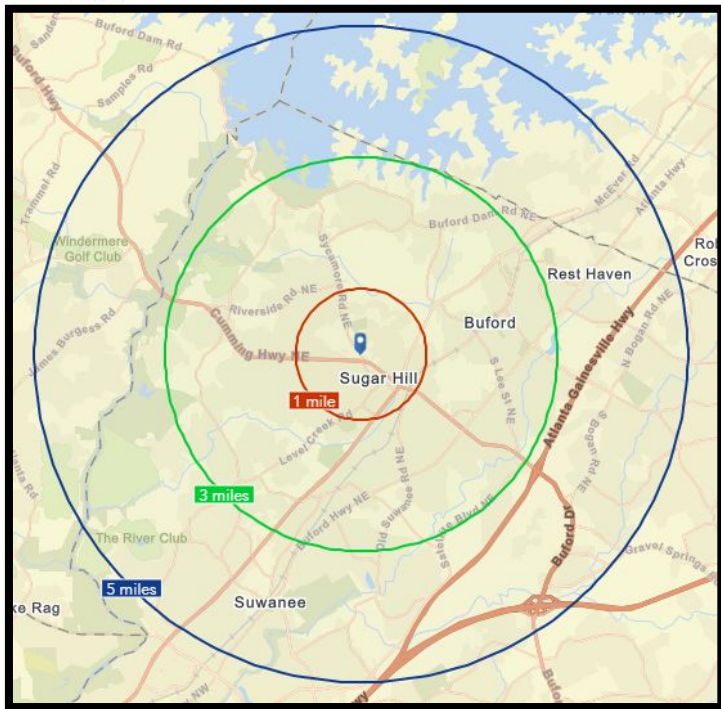
# DEMOGRAPHICS



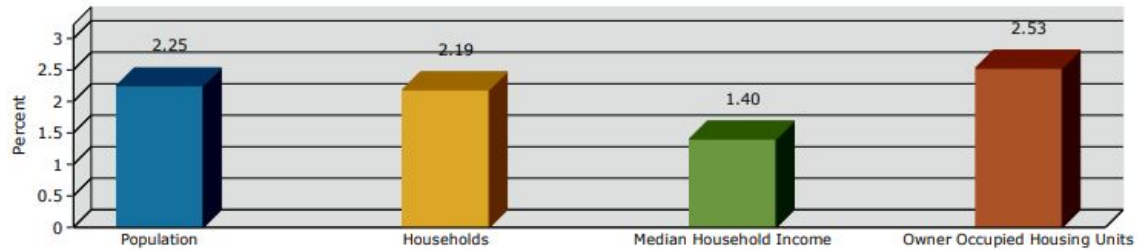
Home Value



	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	9,078	2,919	\$84,313	34
<b>1-3 Miles</b>	49,741	16,613	\$100,709	36
<b>3-5 Miles</b>	110,920	36,484	\$117,822	36



2019-2024 Annual Growth Rate



Trends 2019-2024

