

Rental Space at 1955 Buford Highway Buford, Gwinnett County, Georgia



Suite C is available for Lease:

Location: The rental space is located at 1955 Buford Highway, Buford, Georgia. It is located on Buford Highway between South Lee Street and Hamilton Mill Road and across a private driveway from Shell. This property is located in one of the fastest growing counties, Gwinnett County:

Zoning: C-2

Frontage: +/- 150 feet on Buford Highway

Rental Space and Rate: +/- 2,000 square feet of rental space is for lease. First year's rent is \$3,000.00 per month (\$16.35 per sq. ft. + \$1.65 per sq. ft. CAM = \$18.00 per sq. ft. The rent will increase at a rate of 4% per year.

Utilities: Sewer, water, power, and gas through the City of Buford

Driving Directions: From Atlanta, take I-85 North. Take I-985 North to Georgia 20 Exit. At the top of the ramp, take a left turn onto Georgia 20. Turn right on South Lee Street. The building will be just past the Shell Gas Station on your right at 1955 Buford Highway.

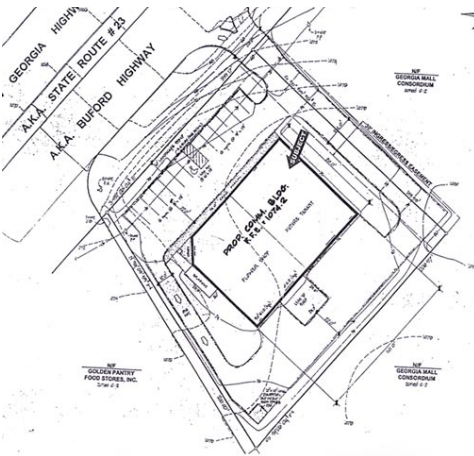
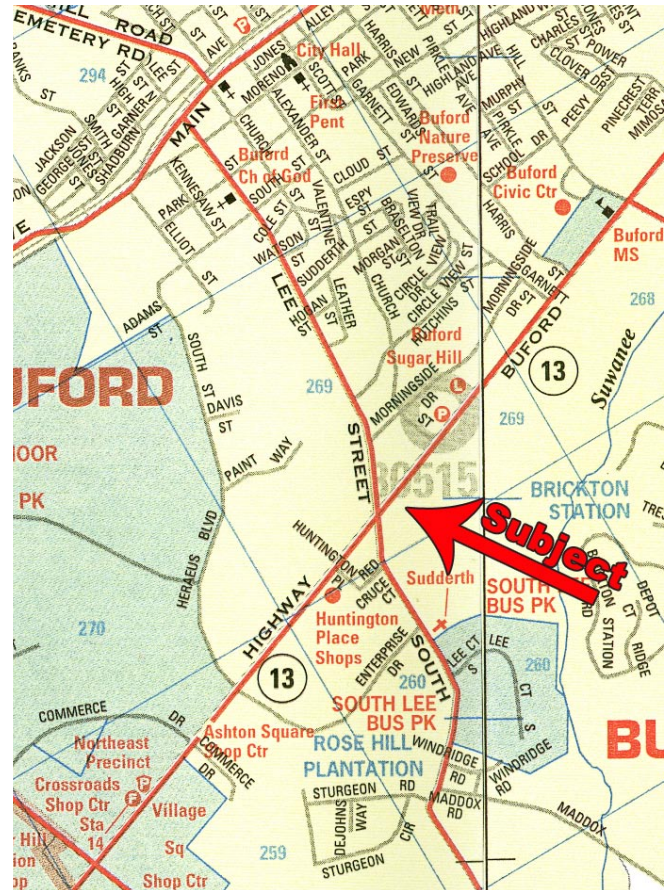
 **JESSEE & ASSOCIATES, INC.**
2711 Buford Highway
Buford, Georgia 30518
(770) 932-7021; FAX (770) 932-0960
www.gacommercialrealestate.com

Every effort has been made to provide accurate information but no liability is assumed for errors and omissions. Offering is subject to prior sale, change, or withdrawal without notice.

Bill Jessee, Exclusive Agent



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