

Symmetrical Commercial Tract | 10.6 ACRES

6483 Suwanee Dam Rd, Buford, GA 30518



Property Highlights

- 10.6 acres symmetrical tract
- Zoning is C1 and R100
- 8 curb cuts previously installed
- 1,164 ft of frontage on Suwanee Dam Rd
- 555 ft of frontage on Buford Dam Rd
- Average daily traffic count 9,940 Buford Dam Rd and 8,430 on Suwanee Dam Rd
- All utilities available
- **Asking - \$350,000 / Acre**

Location Overview

Signalized intersection of Buford Dam Rd and Suwanee Dam Rd. West of the property is White Oak Elementary and Lanier Middle School. Directly north is East Bank Park and Lake Lanier.



Atlanta Land Group

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Robert Armstrong | 404-790-6100 RArmstrong@AtlantaLandGroup.com



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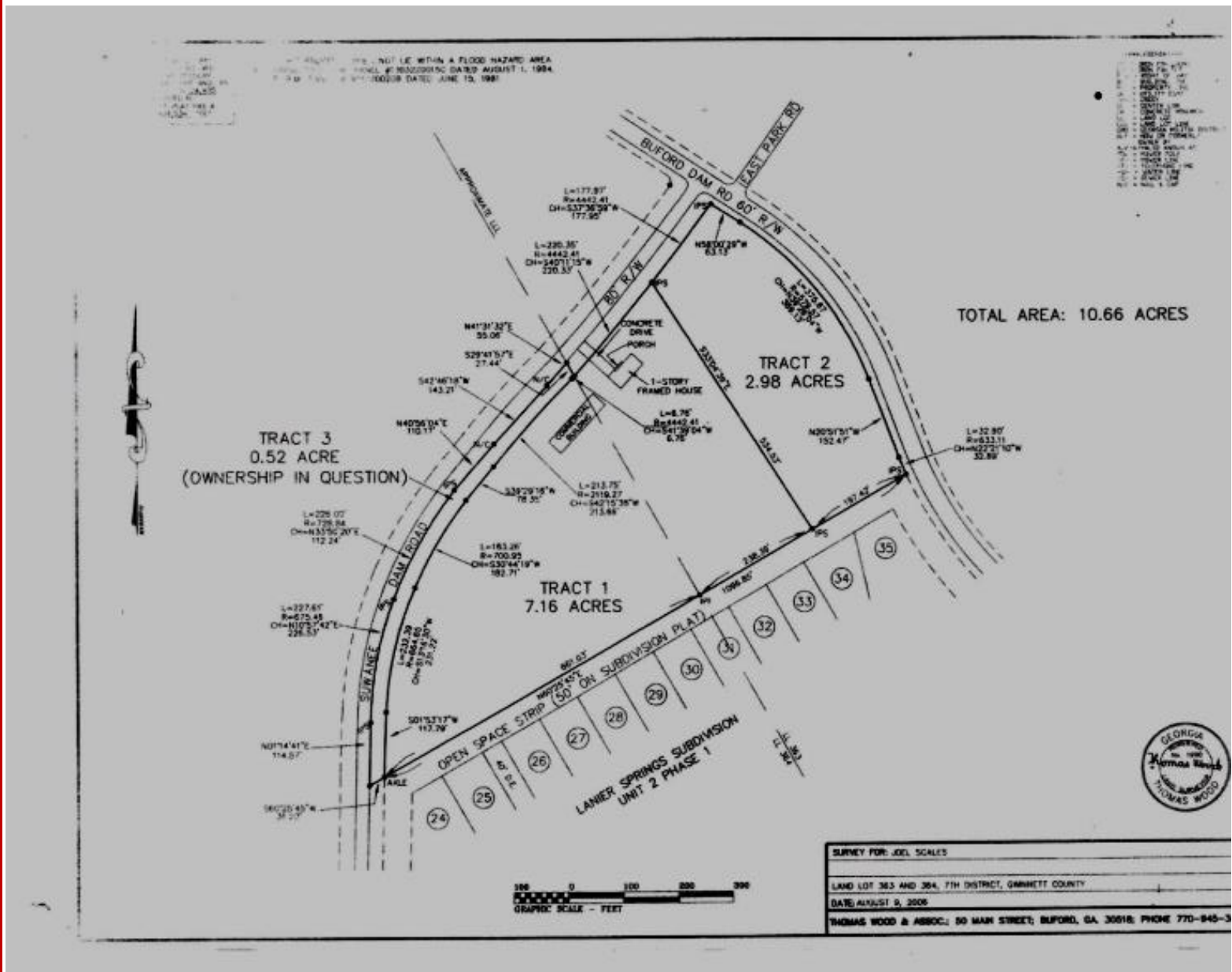
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Zoning C1

Retirement Community, Nursing Home, Hospice Home, Pharmacy, Bank, Day Care,
Office Park, Medical Office or Clinic, Veterinary Clinic, Church,
Automotive Brokerage, Convenience Store, Specialty Food Store, Grocery Store
Hair Salon, Health Club, Laundromat, Restaurant,
More uses applicable

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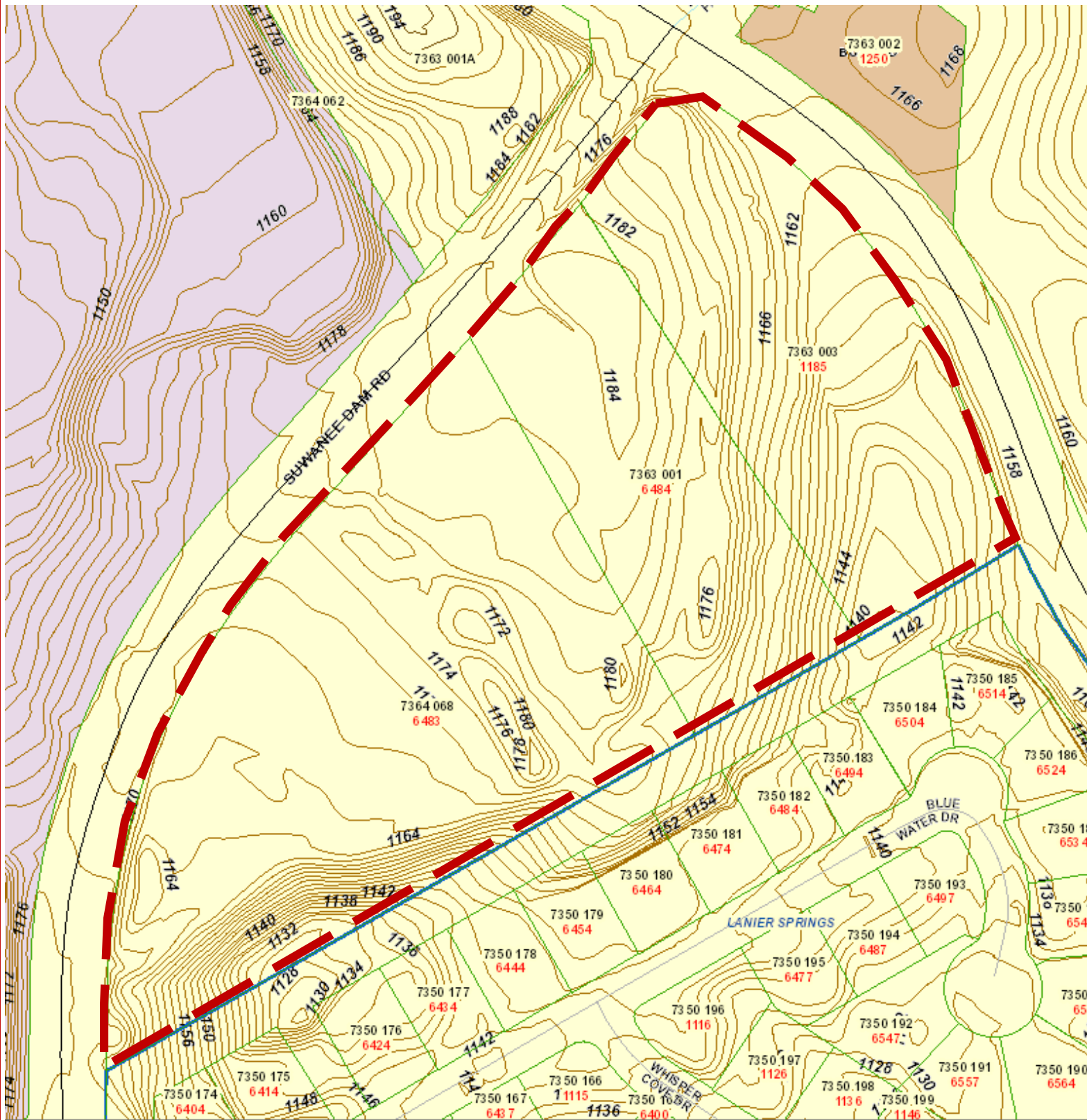


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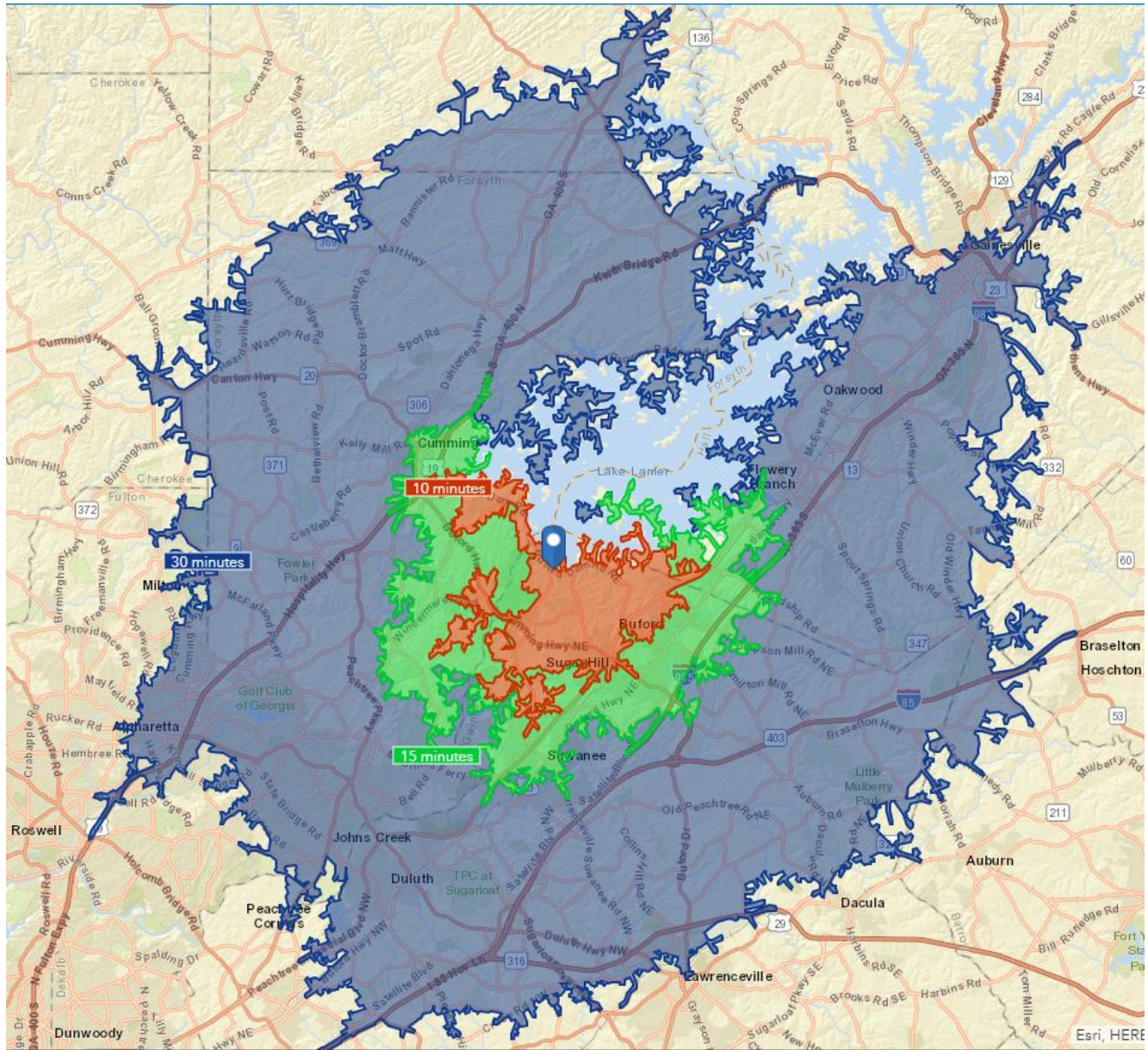
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| 2017 Summary | 1 mile | 3 mile | 5 mile |
|--------------------------|----------|-----------|-----------|
| Population | 2,764 | 30,930 | 88,885 |
| Households | 863 | 10,319 | 29,577 |
| Median Age | 34.2 | 37.3 | 37.5 |
| Average Household Income | \$95,858 | \$107,490 | \$110,434 |

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