# FRIENDSHIP PAVILION

TBRE
REAL ESTATE SERVICES




# Now Available for Lease

## Space 1 | Approx. 1,400 SF

4949 Lanier Islands Pky, Buford, GA 30518

---

Excellent visibility with approximately 450 feet of frontage, a signalized intersection, dedicated turning lane, and ample parking. Convenient access to I-985 and the growing Buford market.

# WHY BUFORD?

## TRAFFIC & VISIBILITY

Positioned along Lanier Islands Parkway with approximately 450 feet of road frontage, offering strong exposure to passing traffic.

## POPULATION GROWTH

Buford's population has grown approximately 9.7% since 2020, creating an expanding residential base and greater demand for local businesses.

## REGIONAL CONNECTIVITY

Easy access to I-985 and major regional roadways, connecting local residents, commuters, and visitors to the surrounding market.

## EDUCATION & COMMUNITY

Buford's excellent schools and family-friendly communities attract more residents, expanding the local consumer base.






# Available Spaces | Friendship Pavilion

| Space | Status | SF | Rent Rate | NOTES |
|---|---|---|---|---|
| 1 | Available Now | 1,400 | Upon Request | Former Fitness Training Center With Open Floor Plan |

## CURRENT TENANTS & BUSINESS TYPES

| | | | |
|---|---|---|---|
| **Sonia's Taqueria**<br>Restaurant | **Tobacco Palace**<br>Retail | **Envy Nails**<br>Nail Salon | **Blimpie**<br>Sandwich Shop |
| **Healing & Wellness Spa**<br>Massage Spa | **Salon Titanium**<br>Hair Salon | **Fitness 1440 Buford**<br>Fitness Center | **Coakley's Irish Pub**<br>Bar & Pub |

## SPACE 1 | ±1,400 SF

**FLEXIBLE SPACE | HIGH VISIBILITY | EASY ACCESS**

- Approximately 1,400 SF Open Floor Plan
- Former Fitness Training Center
- Flexible Layout for Retail, Office, Service, Medical & Other Commercial Uses
- Dedicated Turning Lane at Signalized Intersection
- Excellent Visibility and Accessibility

# SPACE & OPPORTUNITY

## PROPERTY HIGHLIGHTS

**VISIBILITY | ACCESSIBILITY | GROWTH**

- Approximately 450 Feet of Road Frontage
- Signalized Intersection with Dedicated Traffic Light
- Ample On-Site Parking
- Convenient Access to I-985 and Lake Lanier
- Strong Residential, Retail & Recreational Traffic
- Located in a Growing Buford Commercial Corridor

# AREA MAP







**김성한**

**SCOTT KIM**

**BROKER & CEO**

Tel. 678-417-1434

contact@tbrealtor.com

**박유나**

**YOONA PARK**

**LEASING CONTACT**

Tel. 678-417-1434

ypark@tbrealtor.com


**FOR MORE INFORMATION**

**678.417.1434**

**WWW.TBREALTOR.COM**

**INFO@TBREALTOR.COM**

Contact our team today to learn more about this exceptional opportunity.