



# BUFORD

# Village

**NORTH ATLANTA'S PREMIER  
RETAIL & OFFICE MIXED-USE DEVELOPMENT**





BUFORD HIGH SCHOOL - DELIVERING 2019



## BUFORD VILLAGE – THE COMMUNITY’S FRONT YARD

# LIVE.



**BUFORD VILLAGE** is a vibrant, mixed-use community that embodies the “Live...Work...Play” lifestyle and serves as the surrounding neighborhoods’ meeting place.



**THE BUFORD SCHOOL DISTRICT** was recently named the best school district in Georgia and the district’s newest high school is being built adjacent to Buford Village. The new school (estimated \$70MM to construct) will include an 800 seat Performing Arts Center, two 1,200 seat Gymnasiums, and will have capacity to serve 2,100 full-time students.



The **BUFORD VILLAGE TOWN HOMES**, which are individually owned and not included in this offering, are located above the Property’s retail space. With its convenient location, residents enjoy the area’s amenities within walking distance from their doorstep.



Also, adjacent to Buford Village is the new **12 STONE CHURCH** campus. The 13 acre church campus will house a 30,000 SF, 650 seat worship center that is currently under construction with a 2018 expected delivery date.



Buford Village is located three miles south of **LAKE LANIER**, which is regarded as one of the nation’s top recreational lakes with approximately 7.5 million annual visitors.



# WORK.

The **HAMILTON MILL BUSINESS CENTER** is a 238 acre business park comprised of over 3 million square feet of industrial and office space behind Buford Village. It is home to logistics operations for national companies such as: Office Depot, FedEx, Global Industrial, and Daimler Trucks North America. The **BUSINESS CENTER** and **BUFORD'S CITY HALL** are both within walking distance of the Property.

# PLAY.

The **BUFORD COMMUNITY CENTER** sits across from Buford Village on the north-side of Buford Hwy. The center is comprised of a 5,700 SF banquet and meeting space, a 274 seat performance theatre, and a 1,800 seat outdoor amphitheater. The Center hosts concerts, theatre performances, weddings, banquets, and seminars year around. It is the premier gathering place for Buford's families and communities.



Holliday Fenoglio Fowler, L.P. (“HFF”) is pleased to exclusively present the retail and office portions of **Buford Village**, the city’s vibrant mixed-use destination. The Property is located in one of Atlanta’s fastest growing submarkets and adjacent to both mature business landmarks (Hamilton Mill Business Center & City Hall) and new, traffic-driving developments.

## Property Summary

Property:	Buford Village 2255 Buford Village Way Buford (Atlanta), GA 30518
Size:	63,997 SF
Occupancy:	82%
Year Built:	2008
Pricing:	Property is being offered with no Asking Price
As-Is NOI:	\$720,000

## Demographics

	3 Mile	5 Mile	7 Mile
<b>Population</b>			
2017 Estimate	38,829	104,154	203,369
2022 Estimate	42,556	114,963	223,942
<b>Population Growth</b>			
5 Year Estimate	9.6%	10.4%	10.1%
<b>Average Household Income</b>			
2017 Estimate	\$81,647	\$89,102	\$99,797



## Atlanta MSA – Economic Engine of the Southeast

Buford Village is located in the Atlanta MSA, which is one of the fastest growing MSAs in the United States. The current population is estimated at 5.6 million residents, an increase of over 82% since 1990. By 2030, the Atlanta MSA is projected to grow by 2.5 million residents, more than any other city in the United States. The population growth has fueled Atlanta’s diverse employment base, which is home to 16 Fortune 500 companies.

## Significant Upside Potential

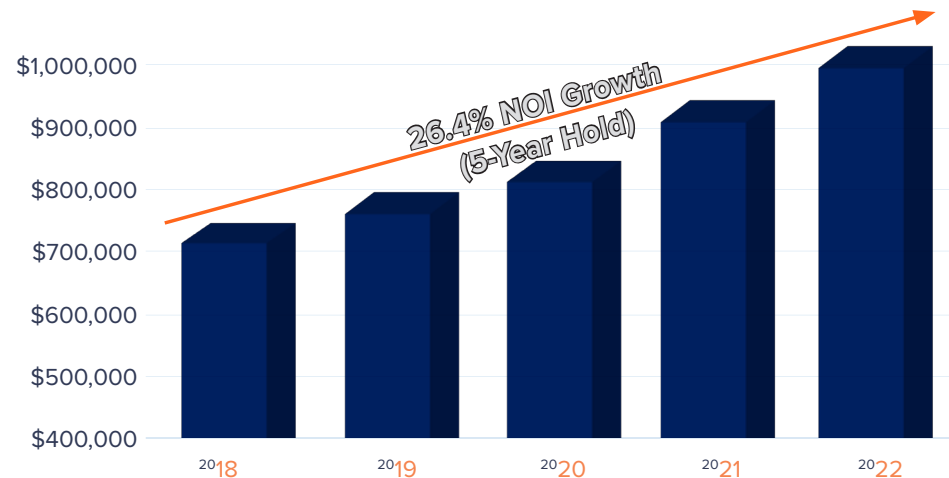
- **Lease Up Opportunity:** Immediate value creation through the lease up of 11,825 SF – or 18% of the Property’s GLA.
- **Upside Potential:** Through the lease up of the Property’s vacant suites, a new owner could potentially increase the As-Is NOI by over \$230,000.
- **Development Opportunities:** The collateral includes two development pad sites along Hamilton Mill Road which are zoned general commercial (C2), allowing for a variety of uses.

## Path of Progress

Buford Village is strategically located in the path of progress with proximity to a mature business hub (Hamilton Mill Business Center & City Hall), and a variety of new developments ranging from the new Buford High School, 12 Stone Church Campus, and new home construction in the area. The growth surrounding Buford Village will increase consumer demand and enhances the future value appreciation of the asset as the market continues to progress.

## Excellent Income Growth

- **Rent Growth:** Projected rent growth of approximately 26.4%





## Robust & Affluent Demographics

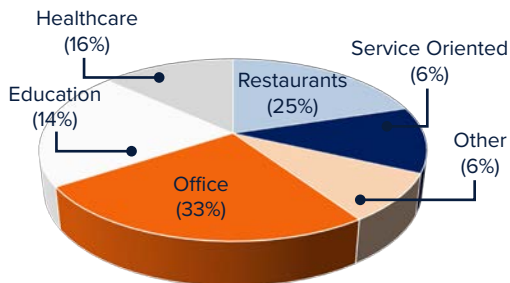
- **Fast Growing Population:** Since 2000, the population has increased by 97% within a 3-mile radius from the Property. Over the next 5 years, the population is expected to grow an additional 10% to nearly 39,000 residents.
- **High Income Levels:** The average household income is nearly \$90,000 within a 3-mile radius of the Property.

## “Internet Proof” Tenancy

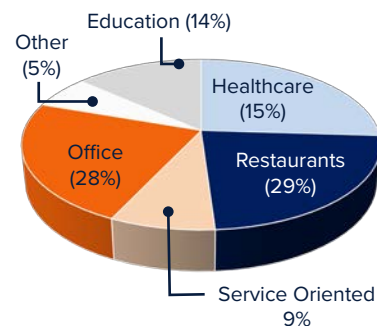
- Buford Village is “Internet Proof” due to the diversification and makeup of the current tenant mix that provides many services customers cannot find or receive online.

Type of Use	# of Users	SF	% of Leased GLA	% of Income
Office	6	17,118	33%	28%
Restaurants	4	12,946	25%	29%
Healthcare	3	8,468	16%	15%
Education	3	7,444	14%	14%
Service Oriented	1	3,280	6%	9%
Other	2	2,916	6%	5%

### % of Leased GLA



### % of Income



**Lake Lanier Drawing Power:** The Property is located three miles south of Lake Lanier, which is a top destination drawing in approximately 7.5 million annual visitors to the region.

**Multi-Family Town Homes:** The Buford Village Town Home residents help drive consistent foot traffic to the Property and contribute to the vibrancy of the center.

**Robust Traffic Counts:** Over 28,000 vehicles pass the Property daily along Buford Highway.

**Discount to Replacement Cost:** The Property will trade at a discount to replacement cost providing an attractive basis for the next owner.

**Unencumbered:** The Property is unencumbered by debt, providing flexibility to the future owner.

**Prominent Signage:** The Property has a large monument sign along Buford Highway, which includes a large LED screen that periodically rotates advertising for all of the tenants - enhancing the visibility of the Property.

**Excellent Access:** The Property benefits from 5 points of ingress / egress.

**Curb Appeal:** The Property has been well maintained since its construction in 2008 and boasts high-end architectural/landscaping features and finishes.

# BUFORD Village

## EXCELLENT ACCESS

The Property benefits from five (5) points of ingress / egress.

## BUFORD VILLAGE TOWN HOMES

The second story town homes provide consistent foot traffic benefiting the Property and Ownership alike. Please note these are individually owned and are not a part of this offering.

## SYNERGISTIC & "INTERNET PROOF" TENANT LINE UP

Buford Village benefits from a synergistic mix of tenants that are "Internet Proof" including Restaurants, Healthcare, Education, Office, and Service-Oriented Retailers.

## VALUE ADD OPPORTUNITIES

Potential revenue increase of over \$230,000 through the lease up of 11,825 square feet of vacant space, as well as two pad site development opportunities.

## CURB APPEAL

The Property boasts high-end architectural features and finishes, as well as attractive landscaping.

## STRONG TRAFFIC COUNTS & PROXIMITY TO GA I-985

Over 28,000 vehicles pass the Property daily on Buford Highway and the Property sits proximate to I-985, providing convenient access to Lake Lanier and the Atlanta CBD.

## ROBUST BANK DEPOSITS

The Brand Banking Co. outparcel holds \$65 million in deposits illustrating the market's stability and affluence.

BUFORD HWY 28,300 AADT

HAMILTON MILL RD 21,200 AADT



## TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
101	Elite Dance Academy	3,911	137	To Be Leased	2,317	221	Red Clay Interactive	5,246
107	Amy Cates, DMD	1,934	141	The Home Store	1,000	226	Helping Hands	4,600
113	Harper Reese Kids Accessories	972	143	State Farm	967	311	Fuego Cantina	4,500
121,123	Bee Healthy / Sound of Music	1,933	145	Mathnasium	1,600	313	To Be Leased	2,105
125	To Be Leased	972	149	To Be Leased	2,273	315	Buford Grill	3,700
127	True Source Family Chiropractic	1,934	153	Pete's Place	996	325	Healing Waters LLC	2,280
131	Kairos Bridal	1,944	211	Dominick's	3,750	327	Keller Williams	2,523
135	To Be Leased	962	212	Shenanigan's	3,280	329	VoiceNation, LLC	5,102
			217	To Be Leased	3,196			
						<b>Total</b>		<b>63,997</b>

- Current Tenant
- To Be Leased
- Not Included

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