

5720 BUFORD HWY

NORCROSS, GA 30071

FOR LEASE

1,000 SF OF OFFICE SPACE



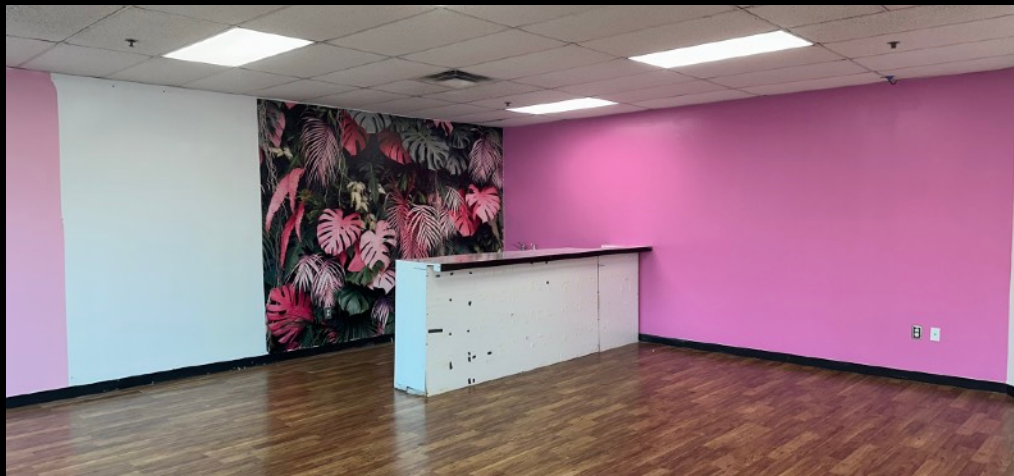
JONAH SIEGEL

770.298.1572

jsiegel@swartzcocre.com

SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co. Commercial Real Estate is proud to present an outstanding office leasing opportunity at 5720 Buford Highway in the heart of Norcross, Georgia.

Suite 211 offers 1,000 square feet of professional office space, providing flexible layout options and 24/7 secured access —ideal for a range of businesses seeking a convenient and accessible location.

Positioned along a major commercial corridor, this property offers excellent visibility and proximity to a variety of dining, retail, and business amenities.

For additional information or to schedule a tour, please contact Jonah Siegel.

HIGHLIGHTS

- 1,000 SF
- 24/7 Access
- \$12 PSF
- Full Service Lease
- Gwinnett County
- Easily Accessible

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: NORCROSS

Located in thriving Gwinnett County, Norcross offers unbeatable connectivity to Atlanta via I-85 and I-285, making it a key destination for business growth. The area boasts a strong and diverse economy, a rapidly expanding workforce, and a pro-business environment that attracts both national and international companies. With a healthy mix of industrial, office, and commercial development, Norcross presents an exceptional opportunity for investors seeking long-term value and stable returns in one of Metro Atlanta's most dynamic markets.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	24.300	142.600	348.300
Avg. Household Income	US\$64.300	US\$65.000	US\$71.700
Tot. Employees	18.600	109.100	270.200

// BROKER PROFILES



Jonah Siegel

Commercial Associate

770.298.1572

jsiegel@swartzcocre.com

From Atlanta, GA, Jonah Siegel is a seasoned professional excelling in commercial real estate. Since entering the real estate arena in 2019, he has demonstrated a remarkable aptitude for guiding clients through the intricacies of commercial real estate transactions. Jonah's expertise spans all aspects of the industry, making him a valuable resource for individuals seeking comprehensive assistance. With a keen focus on the North Georgia market, he provides localized insights, further enhancing the quality of his services. In just a few short years, Jonah Siegel has carved a niche for himself, earning a reputation as a trusted advisor in the dynamic realm of commercial real estate.

// DISCLAIMER & LIMITING CONDITIONS

This offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



[swartzcocre.com](https://www.swartzcocre.com)