



# Two Suites Available

2,520 SF Space Available > Can be combined  
1,260 SF Space Available for 3,780 SF

- Mill Creek Station is a 35,975± SF retail center located on Buford Drive across from the Mall of Georgia, which boasts over two million square feet of retail space and almost one million visitors a month.
- The center features an outstanding Mall of Georgia location, convenient to I-85 and I-985.
- Excellent visibility and accessibility, with several curb cuts along Buford Drive.

## Mill Creek Station

3310 Buford Drive  
Buford, GA 30519

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## Area retailers

Mall of Georgia, Target, Best Buy, L.A. Fitness, Lowe's, Hobby Lobby, Nordstrom Rack

## Traffic Counts



43,740

Buford Drive north of I-85



90,300

I-85 east of Buford Drive



78,260

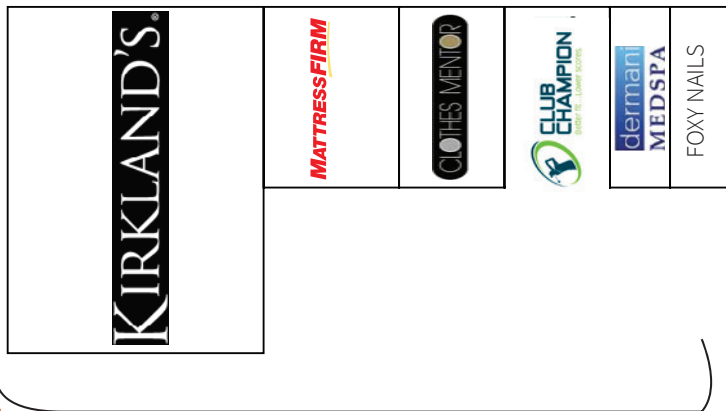
Buford Drive south of I-985



69,751

I-85 west of Buford Drive





BUFORD DR

Tenant	Suite	Size
Kirkland's	10	10,000
Mattress Firm	20	4,250
Clothes Mentor	30	3,995
Club Champion	31-2	3,326
Dermani Medspa	33	1,847
Foxy Nails #2	34	1,448
Pazzi's Pizza	40	2,520
<b>VACANT</b>	<b>50</b>	<b>1,260</b>
<b>VACANT</b>	<b>60</b>	<b>2,520</b>
U.S. Marines	70	1,400
Which Wich	80	1,400
Total Health Spa	90	2,009

1 Mile	3 Miles	5 Miles
4,411 Estimated population	48,735 Estimated population	145,788 Estimated population
7,722 Estimated daytime population	19,804 Estimated daytime population	54,672 Estimated daytime population
\$91,726 Average household income	\$89,020 Average household income	\$93,049 Average household income
33.5 Median age	34.7 Median age	35.8 Median age

Esri Source: 2018