

**BRAND** Real Estate Services

# BIRCH HOUSE

SWQ OF BUFORD DRIVE & ROCK SPRINGS ROAD



# Project Overview

SWQ of Buford Dr. and Rock Springs Rd.

**6,000 SF**

Retail & Restaurant Space

**307**

Luxury Multi-Family Units

**1**

Outparcel Available

17.5-acre mixed use development under construction within the thriving Buford Drive corridor of Gwinnett County

The multi-family units and the 6,000 SF of retail will be delivered between **Q2 2026 – Q1 2027**

The development is situated in between **Northside Hospital's new 100,000 SF Buford facility** which opened in Q2 2024 and **Coolray Field – home of the Gwinnett Stripers** (AAA affiliate of the Atlanta Braves)

Buford Drive carries over 40,000 cars per day





# Demographics

SWQ of Buford Dr. and Rock Springs Rd.

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 10,131    | 60,535    | 172,069   |
| Daytime Employment | 6,293     | 52,204    | 163,571   |
| HH Income          | \$112,080 | \$132,642 | \$135,404 |





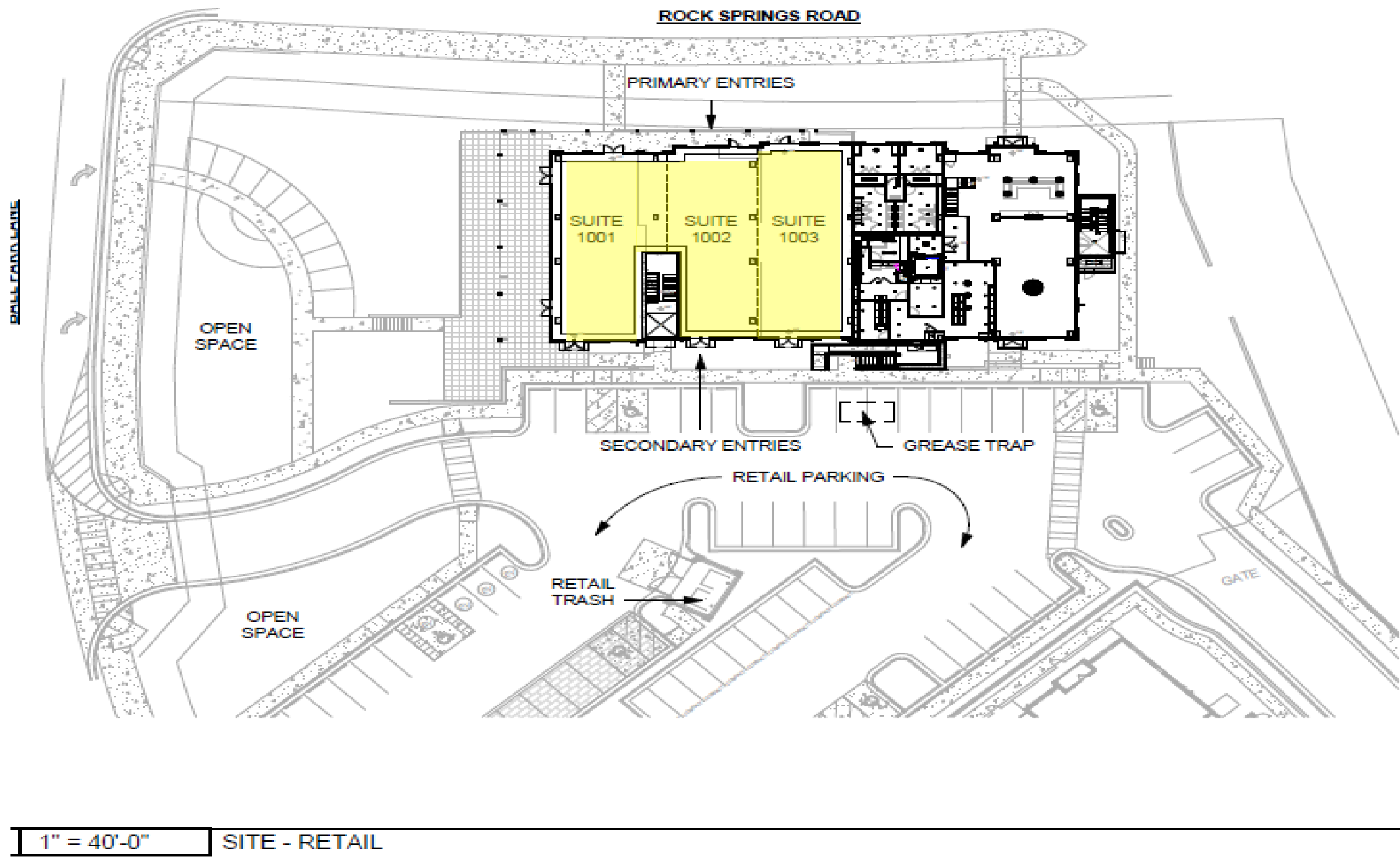




# Site Plan

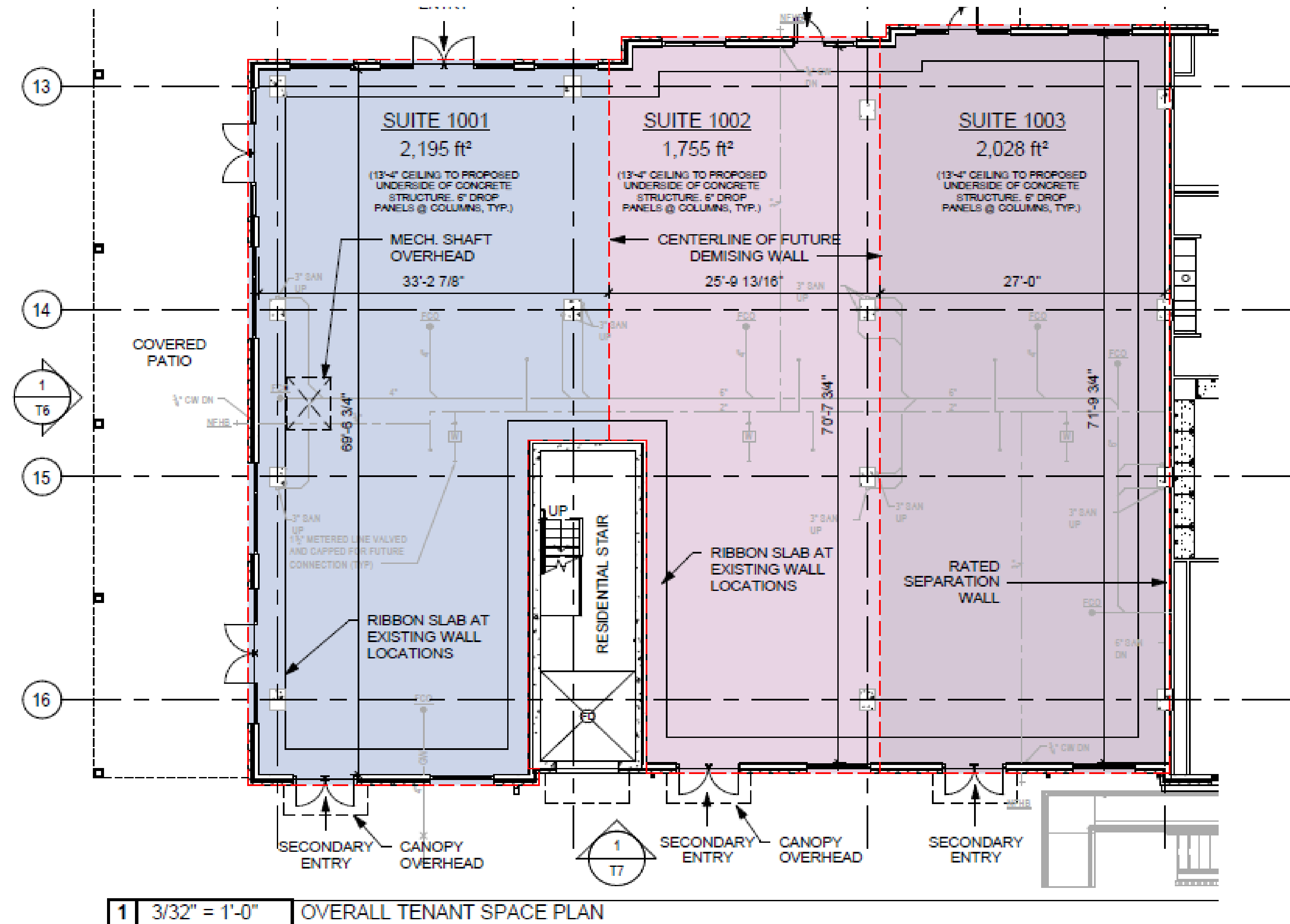
735 N. Main St (Hwy. 9)

RETAIL PLAN





## OVERALL TENANT SPACE











1 3/32" = 1'-0" BLDG A - NORTH ELEVATION - RETAIL





1 3/32" = 1'-0" BLDG A - WEST ELEVATION - RETAIL



BLDG A | SOUTH ELEVATION | RETAIL



1 3/32" = 1'-0" BLDG A - SOUTH ELEVATION - RETAIL



# Contact

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