One West Main

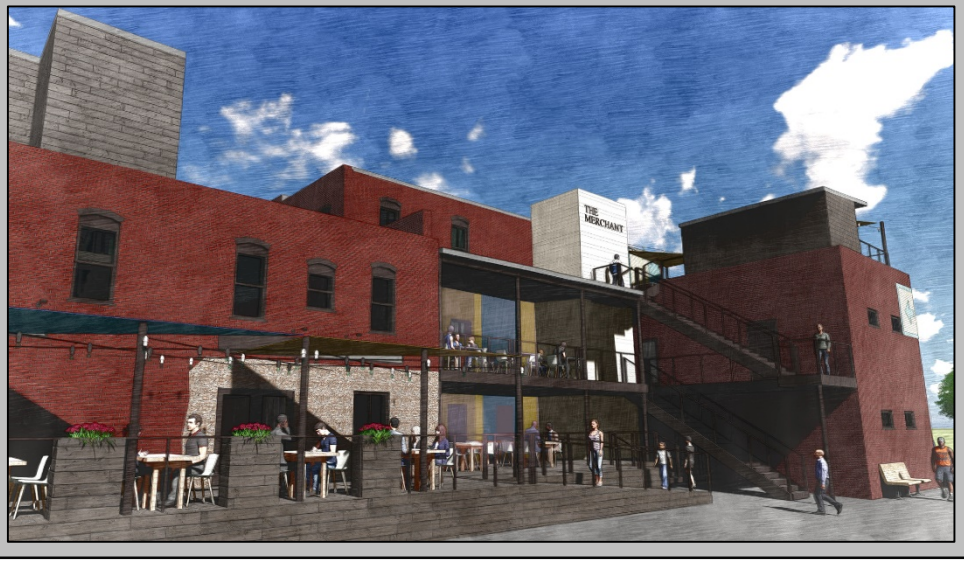
Historic Downtown Buford

One West Main

1 West Main Street, Buford, GA 30518

PROPERTY DETAILS

- Originally built in the late 1800's as a hotel near the train depot, this 17,500 SF three-story building will transform into a revitalized mixed-use gathering place in quaint Historic Buford in Gwinnett County
- 10 miles from Lake Lanier, Historic Buford is rich in charm with brick sidewalks, parks, benches and open spaces. Upscale boutique restaurants, galleries, artisans, beautiful historic homes, concerts and festivals attract local and regional visitors
- Highly-visible with street front signage, multiple points of access and parking options (that include a nearby parking deck)
- Strong demographics in a 5 mile radius with 104,000 residents with over $101,552 average household income and 40,000 in daytime employment
- Two new housing developments are underway near downtown
- Seeking restaurant, retail and office tenants interested in creative spaces and authentic designs with a flair for history



Leasing Team

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Existing exteriors will be transformed to their original brick color.

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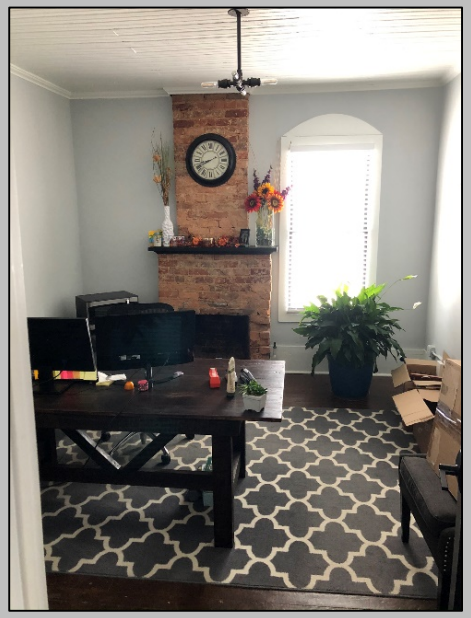


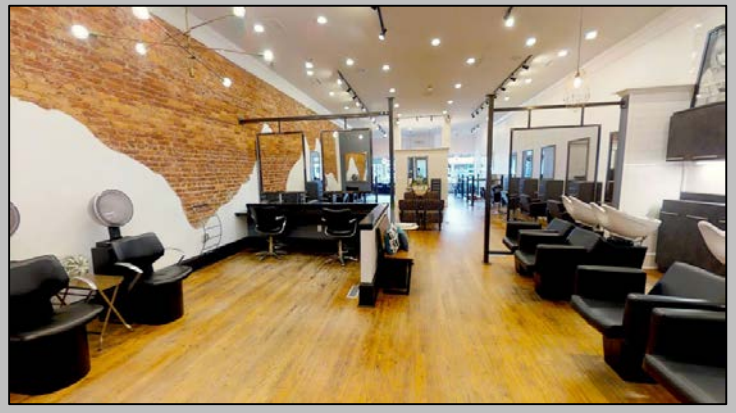
Existing interior spaces with historic flooring, walls and ceilings await your creative new designs that will showcase their authentic origins.

Creative Ideas featuring authentic ceilings, walls and floors

Rusted Fence
Home Decor
in Buford

Dominick's
in Lawrenceville

Studio 93 Hair Salon in Buford



Aqua Tera Bistro in Buford

McCray's Tavern in Lawrenceville

Tannery Row Ale House in Buford

Bare Bones Steak House in Buford

Historic Downtown Buford

DEMOGRAPHICS - 2020 CoStar

	1 mile	3 miles	5 miles
Population	4,817	41,177	104,708
Daytime Employment	2,134	19,618	40,275
HH Income	$47,917	$89,737	$101,552

GPS COORDINATES

Lat. 34.0986377 Long. -84.0620333

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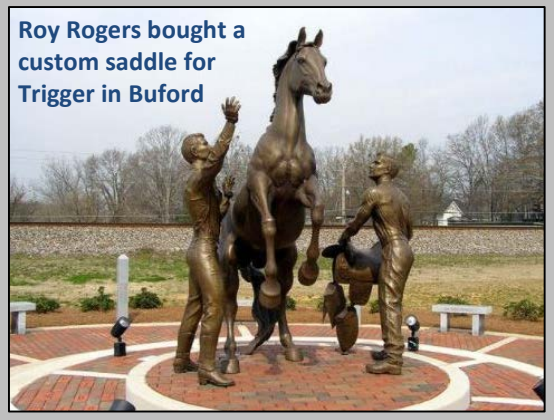
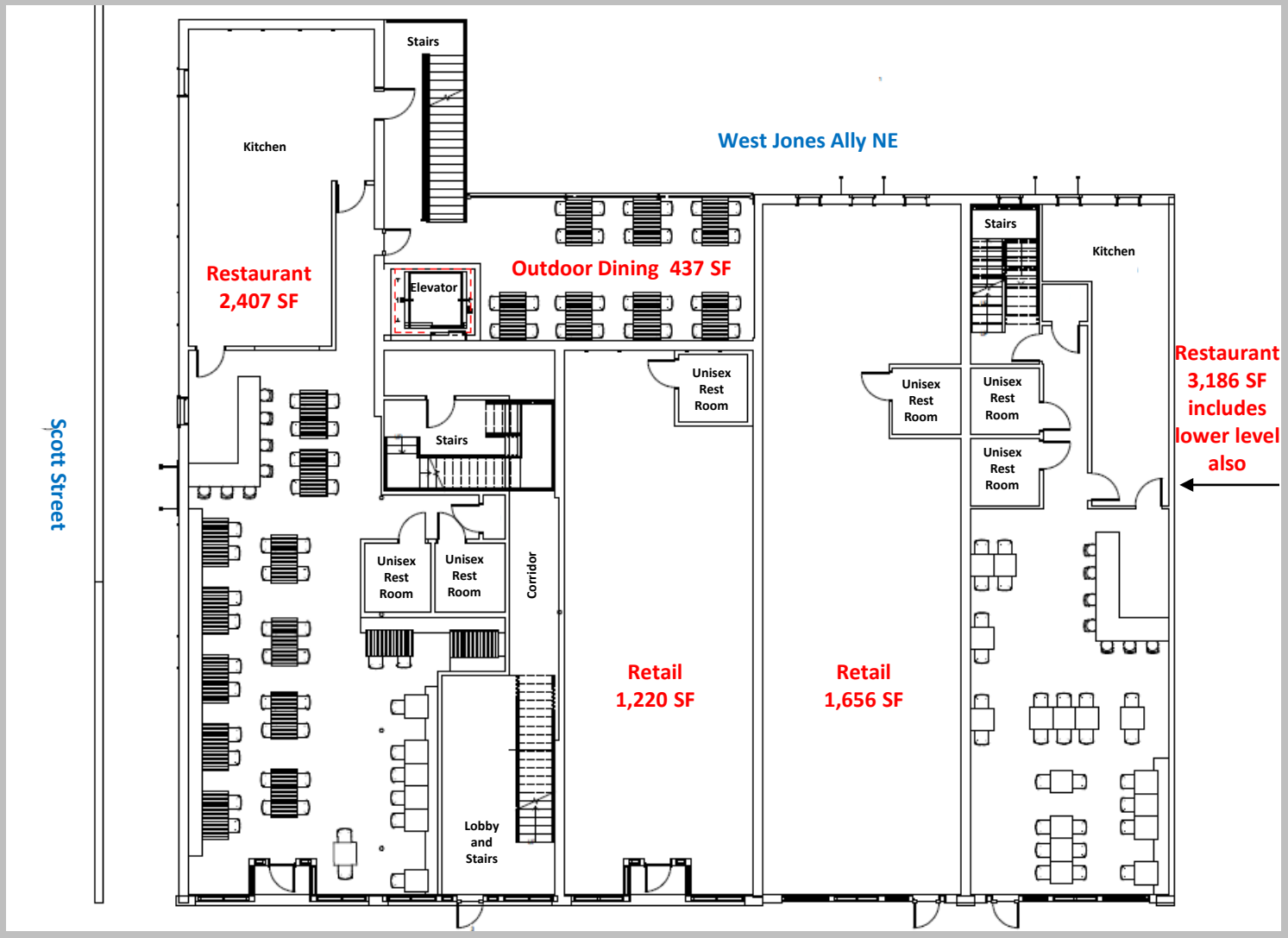


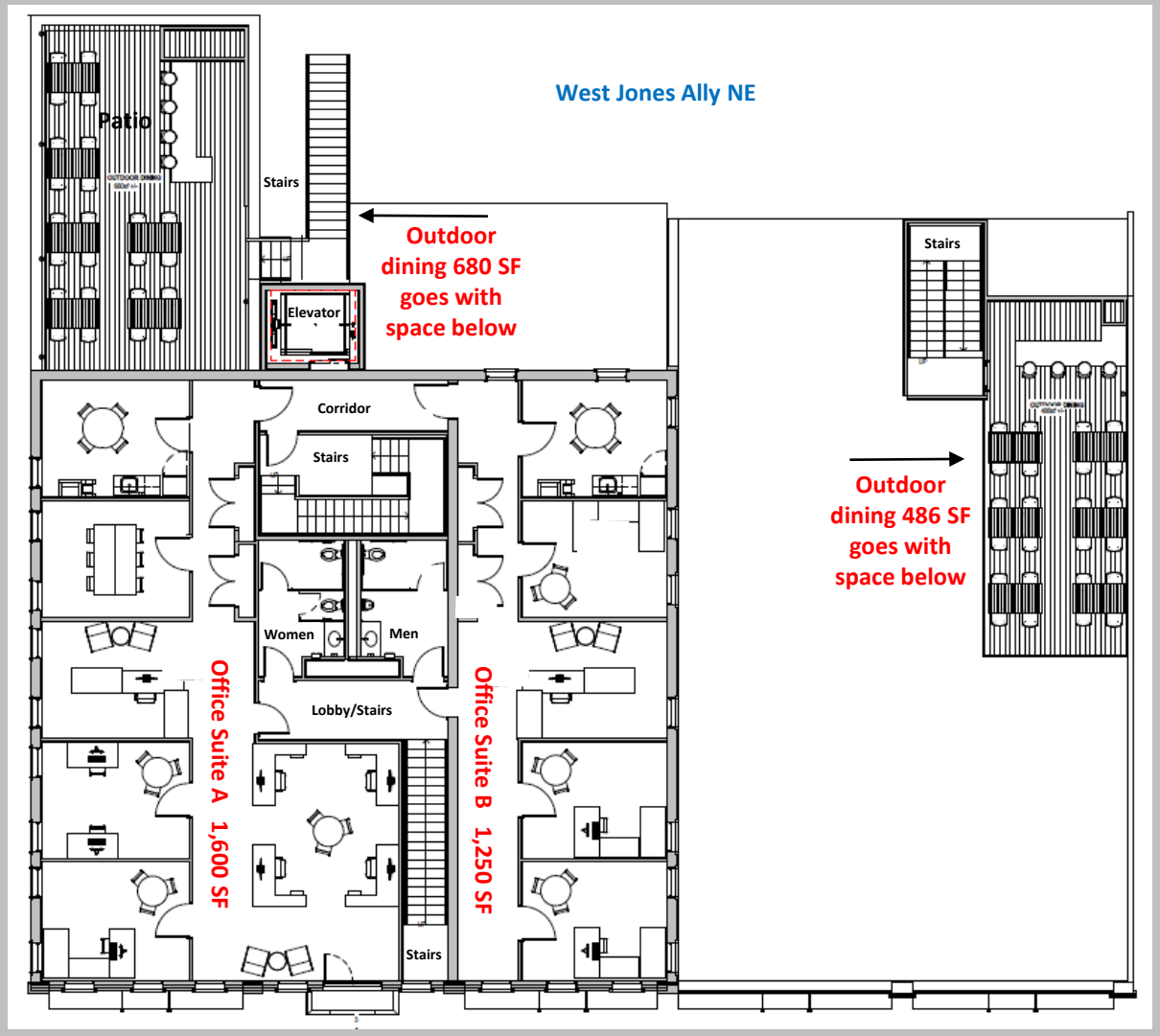
Renderings by

mcmillan | pazdan | smith
ARCHITECTURE

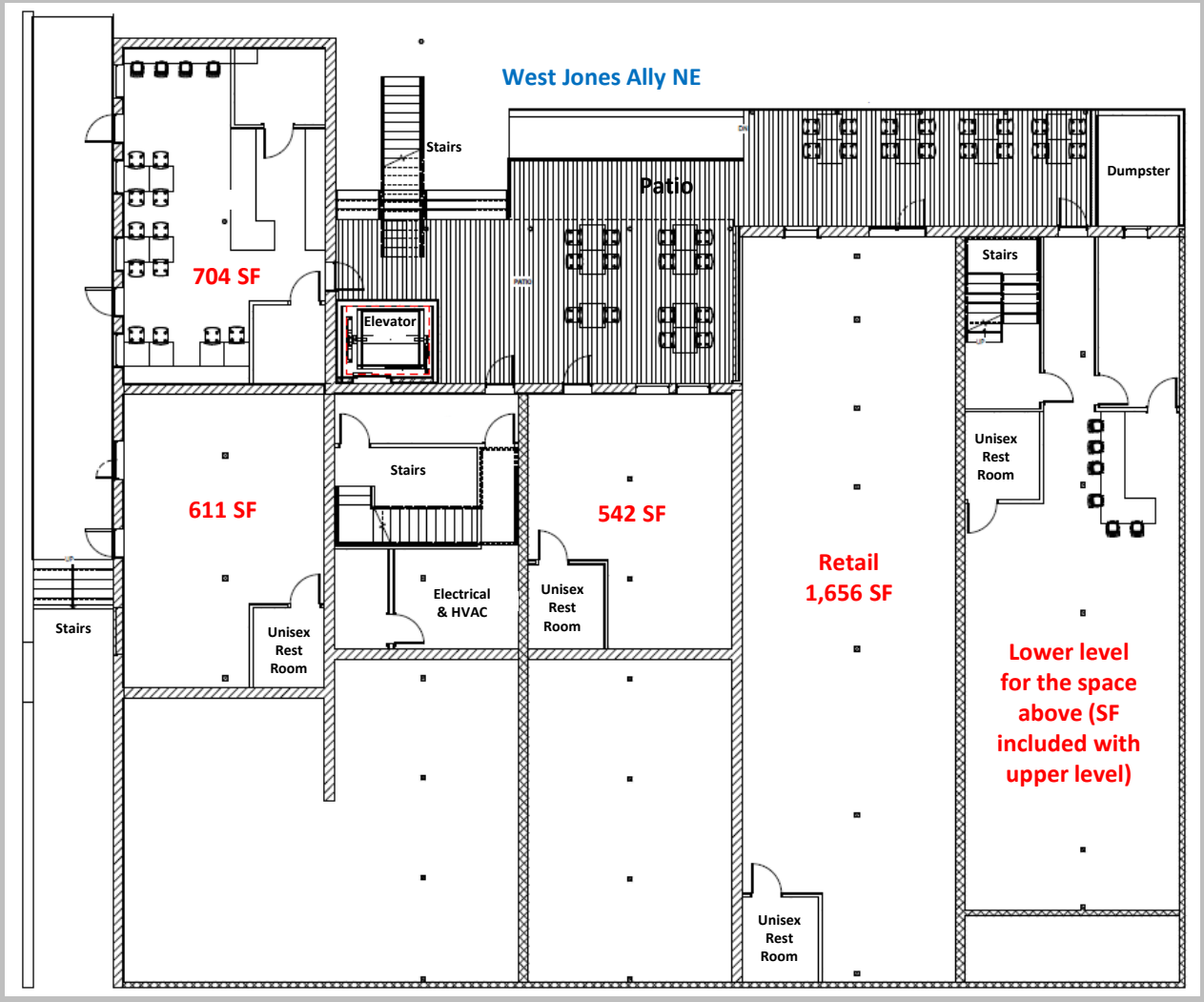
Main Level Conceptual Plan

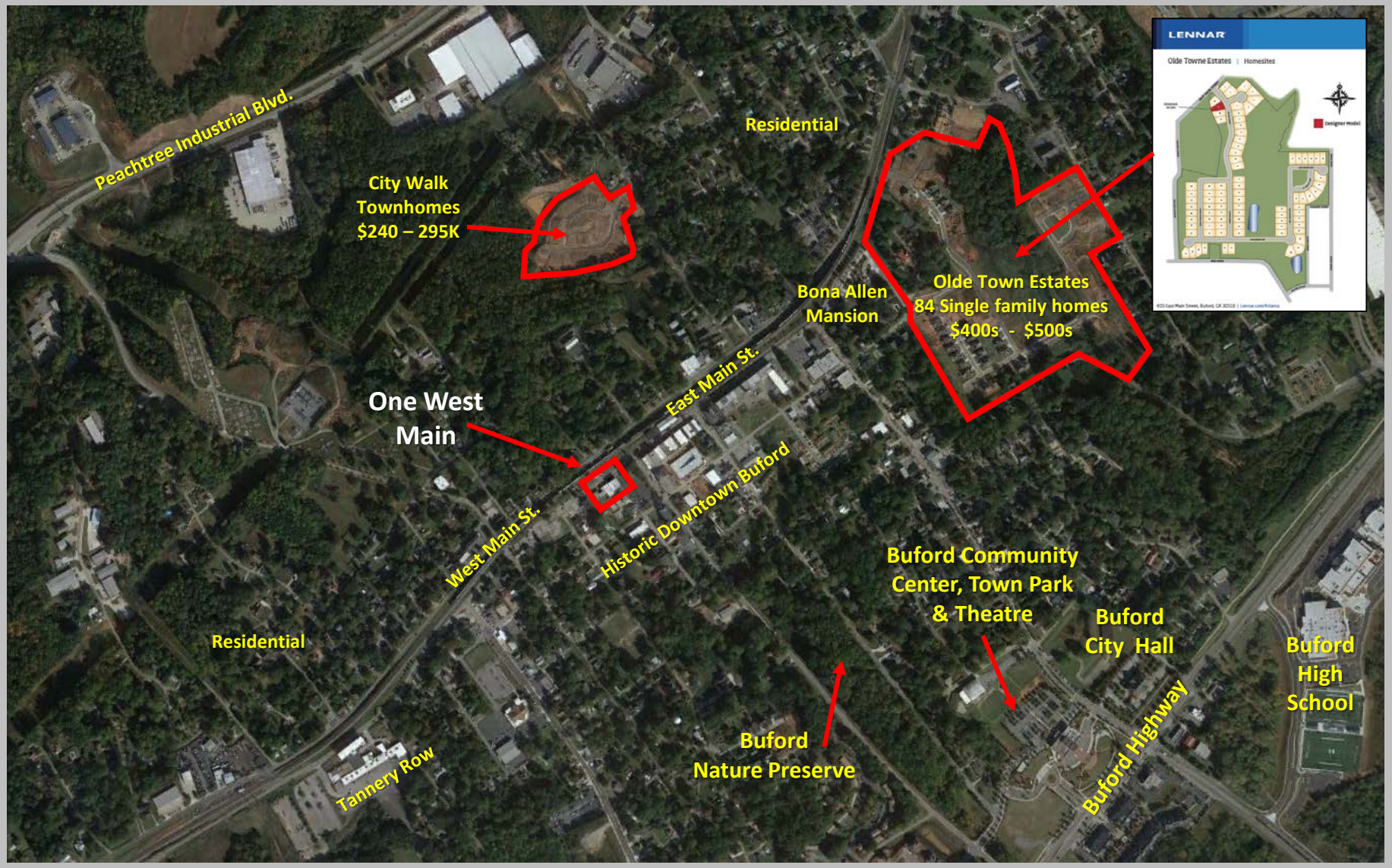


Upper Level Conceptual Plan



Lower Level Conceptual Plan




Peachtree Industrial Blvd.
Residential
City Walk
Townhomes
$240 – 295K
Bona Allen
Mansion
Olde Town Estates
84 Single family homes
$400s - $500s
East Main St.
One West
Main
West Main St.
Historic Downtown Buford
Buford Community
Center, Town Park
& Theatre
Buford
City Hall
Buford
High
School
Residential
Buford
Nature Preserve
Tannery Row
Buford Highway
LENNAR
Olde Towne Estates | Homesites