

**BRAND** Real Estate Services

# The Exchange at Gwinnett

SEC of I-85 & Buford Dr





# THE EXCHANGE AT GWINNETT

SEC of I-85 & Buford Dr

## development overview

- The premier mixed-use shopping, dining and entertainment destination for Gwinnett County
- Anchored by Sprouts, Topgolf, Andretti, Rooms To Go, Pickle and Social, among others.
- 1,000 multi-family units either now open or under construction at the project.





THE EXCHANGE  
AT GWINNETT

SEC of I-85 & Buford Dr

	1 mile	3 miles	5 miles
Total Population	8,619	59,998	174,650
Daytime Population	11,112	52,354	164,089
Avg Household Income	\$116,007	\$131,452	\$135,351

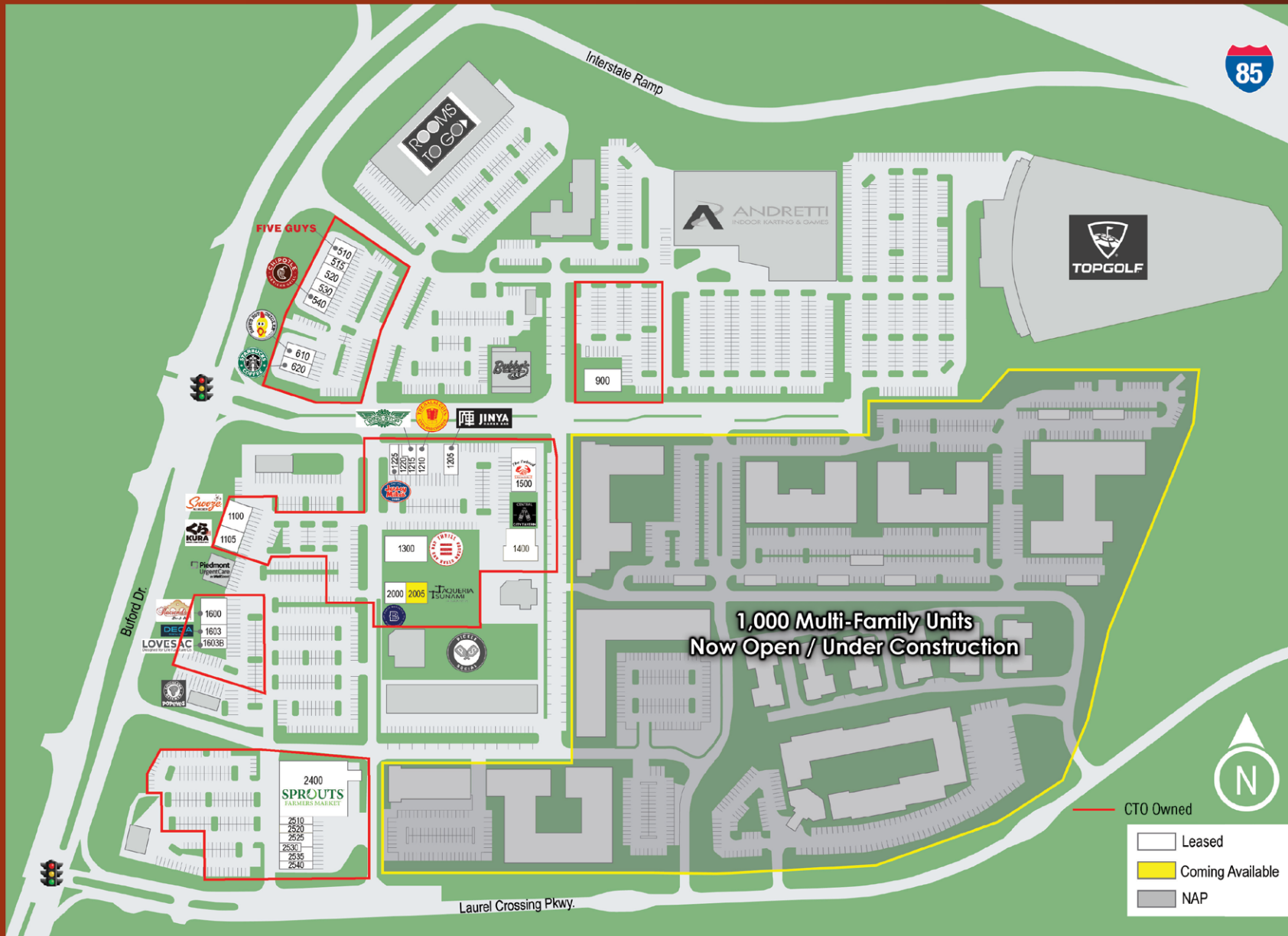




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## EXCHANGE AT GWINNETT Buford, GA

SUITE	TENANT	SF
510	Five Guys	2,500
515	Wax Thread and Scissors	1,285
520	Les Mains Nail Bar	2,500
530	Thrive Affordable Vet Care	1,700
540	Chipotle Mexican Grill	2,399
610	Dave's Hot Chicken	2,400
620	Starbucks	2,400
900	Mambo's Café	5,000
1100	Snooze	3,800
1105	Kura Sushi	3,000
1205	Jinya Ramen Bar	2,500
1210	Halal Guys	2,000
1215	Wingstop	1,696
1220	Small Cakes	1,040
1225	Jersey Mike's	1,400
1300	Thrill Korean Steak & Bar	6,000
1400	Stage Kitchen	4,000
1500	Twisted Crab Seafood & Bar	6,000
1600	Hacienda Bar & Grill	4,000
1603A	LoveSac	1,394
1603B	DecaDental	2,206
2000	Paris Baguette	2,500
2005	Taqueria Tsunami	2,800
2400	Sprouts	22,989
2510	The Waxing Spot	1,454
2520	Fuwa Fuwa Pancakes	1,600
2525	Restore	2,229
2530	Planet Smoothie	900
2535	Luxury Nails	2,225
2540	Tan Cha Tea	1,448
<b>TOTAL</b>		<b>97,365</b>

CTO Owned  
Leased  
Coming Available  
NAP



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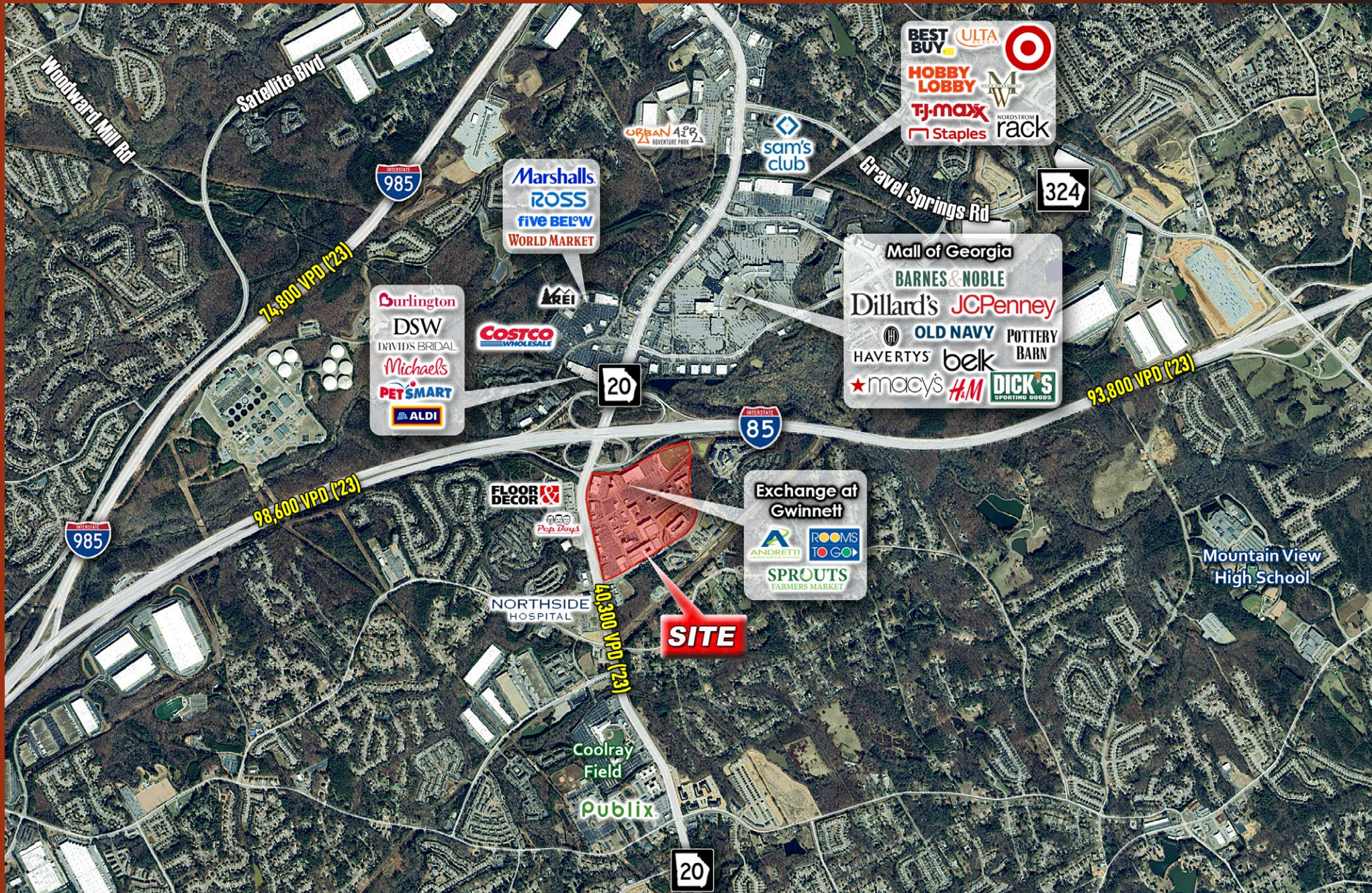




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# THE EXCHANGE AT GWINNETT - BUFORD, GA

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