



**BALLPARK LANE
MIXED USE**

**SWQ of Buford Drive &
Rock Springs Road**

- 17.5-acre mixed use development under construction within the thriving Buford Drive corridor of Gwinnett County
- The project will include 307 luxury multi-family units, 6,000 SF of retail and restaurant space and a retail outparcel available along Buford Drive.
- The multi-family units and the 6,000 sf of retail will be delivered between Q2 26'-Q1 27'.
- 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.



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SWQ of Buford Drive &
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	1 mile	3 miles	5 miles
Total Population	10,131	60,535	172,069
Daytime Population	6,293	52,204	163,571
Avg Household Income	\$112,080	\$132,642	\$135,404



BALLPARK LANE MIXED USE

BRAND Properties
Real Estate Investments

SWQ of Buford Drive &
Rock Springs Road



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BRAND Properties
Real Estate Investments

SWQ of Buford Drive &
Rock Springs Road



6K Sf Future
Retail
Available

Retail
Outparcel
Available

Rock Springs Rd

Ballpark Ln

NORTHSIDE
HOSPITAL

Exchange
at Gwinnett

SPROUTS
FARMERS MARKET

RaceTrac

40,300 VPD (23)

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20



BALLPARK LANE MIXED USE - BUFORD, GA

BRAND Real Estate Services

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Café