

marketplace at millcreek

COSTCO SHADOW-ANCHORED
SHOPPING CENTER

3118 Buford Dr.
Buford, GA 30519

nuveen



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Marshalls

property highlights

Located in Buford, GA at the intersection of I-85 and GA-20.

Shadow center to the largest mall in the state, Mall of Georgia.

Dominant Anchors include Aldi, Marshalls, Burlington, Ross and PetSmart.

Close proximity to The Exchange at Gwinnett, anchored by TopGolf.

Costco is the only location serving Northeast Georgia from Buford, GA to Greenville, SC.



STRONG CUSTOMER TRAFFIC AND DEMOGRAPHIC PROFILE

140K

Combined vehicles per day between I-85 and Buford Drive

5.3 MILLION

Visits annually

66,333

Daytime population within a 3-mile radius



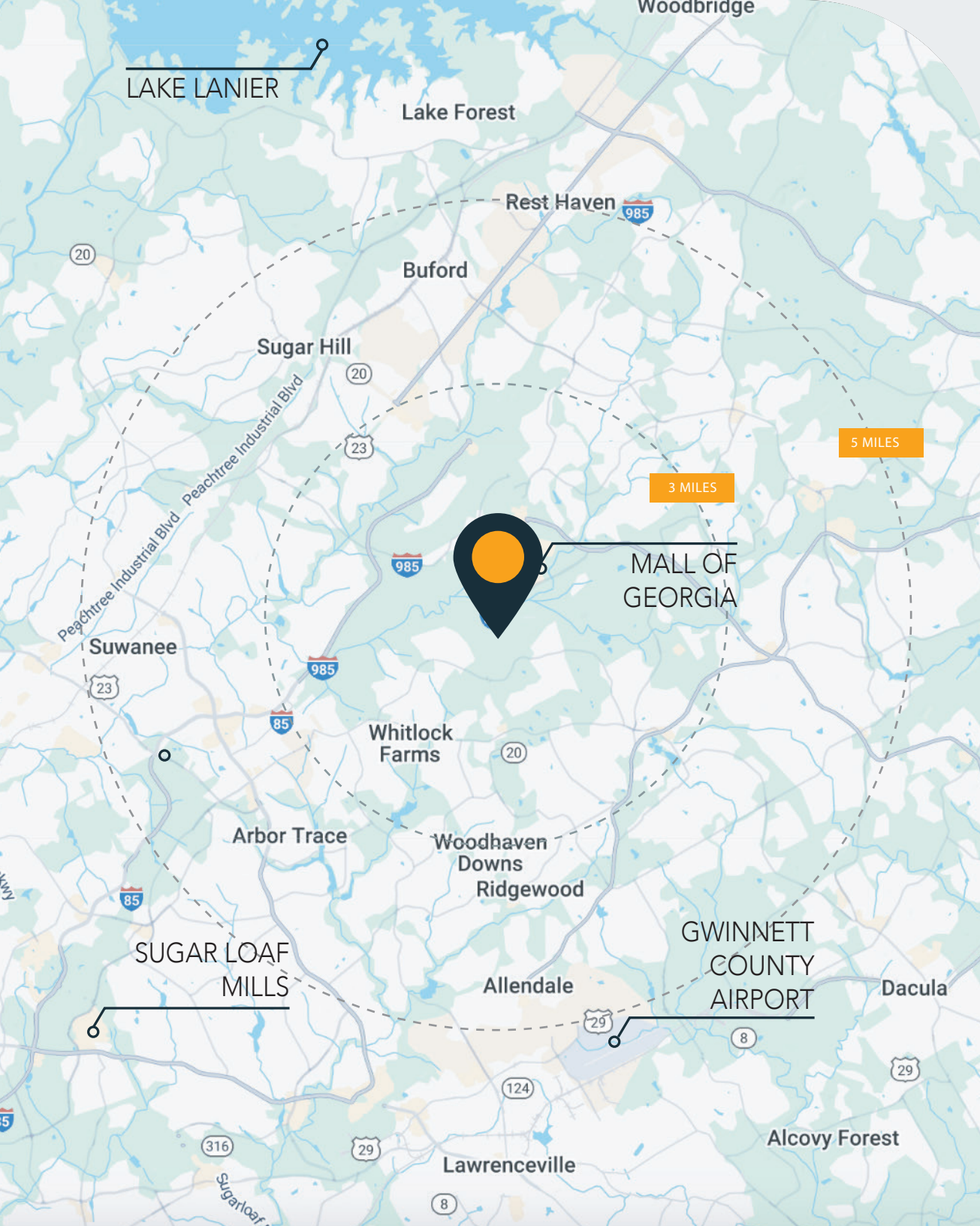
ROSS
DRESS FOR LESS®

Burlington

Marshalls®

ALDI

nuveen



market overview

Marketplace at Millcreek is a premier power center located in the thriving city of Buford, GA, just off I-85 and a short drive from the bustling Mall of Georgia. This prime retail destination serves as a convenient hub for both local residents and visitors, offering a wide variety of big-box retailers, dining options, and services. Situated in one of the fastest-growing areas in Gwinnett County, the center is perfectly positioned to cater to the needs of the surrounding community.

\$132,771

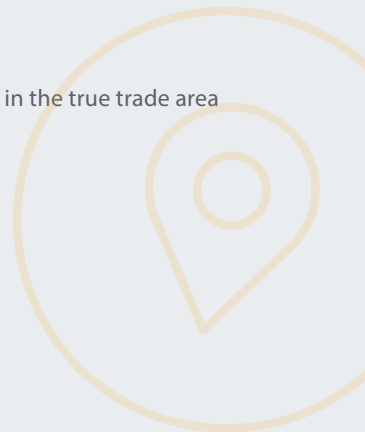
Average HH income within a 3-mile radius

37.3

Median age within a 3-mile radius

41.5%

With an educational attainment in the true trade area

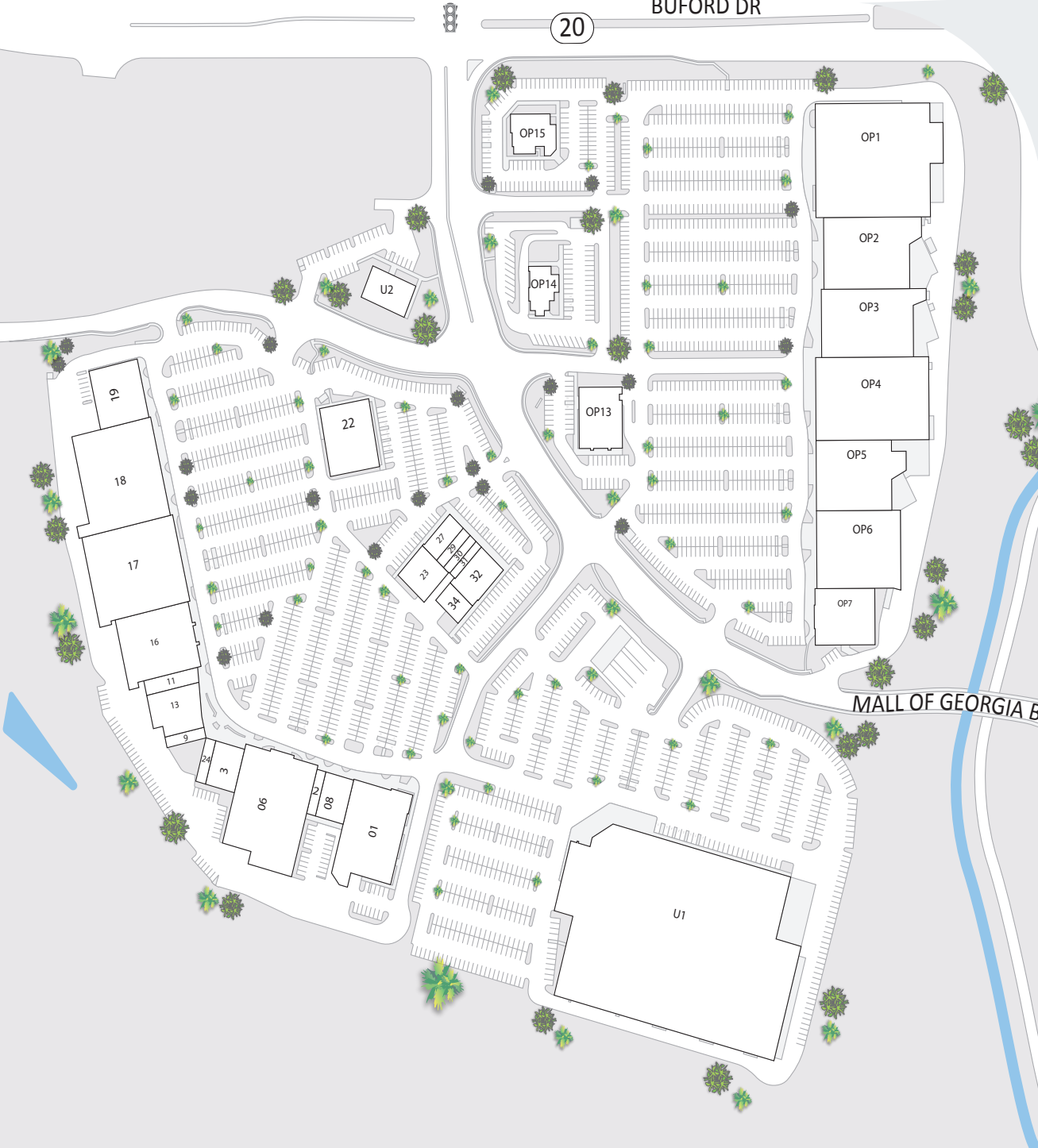




buford's dominant power center

GATHER, RELAX, & ENJOY





site plan

OP1 50,000 SF BURLINGTON	6 30,000 SF PAINTED TREE	27 3,005 SF SKY BEAUTY
OP2 23,783 SF DSW	8 4,628 SF LANE BRYANT	29 1,529 SF ONE ZO
OP3 23,450 SF ALDI	9 1,611 SF CABINET SHOWROOM	30 1,321 SF STAR THREADING
OP4 33,889 SF HOMESENSE	11 2,995 SF VANI DENT	31 1,116 SF SHARON'S ALTERATIONS
OP5 20,288 SF PETSMART	13 7,657 SF FIVE BELOW	32 4,155 SF TED'S GRILL
OP6 23,582 SF MICHAELS	16 18,225 SF WORLD MARKET	34 2,745 SF LESLIE'S POOL
OP7 12,000 SF DAVID'S BRIDAL	17 30,093 SF ROSS	U2 5,777 SF JARED
OP13 9,425 SF PARADISE GRILLE	18 30,000 SF MARSHALL'S	U1 125,000 SF COSTCO
OP14 3,995 SF AVAILABLE	19 10,700 SF DOLLAR TREE	
OP15 5,481 SF LA MADALEINE	22 12,200 SF POPSHELF	
1 20,872 SF SIERRA TRADING	23 5,199 SF I LUV PHO	
2 1,473 SF TREAT YOUR FEET	24 1,616 SF RICH'Z NAILS	
3 4,787 SF PHENIX SALON SUITES		



contact

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