



# PRICE REDUCED

## INVESTMENT OPPORTUNITY

### BURGER KING

PROPERTY VIDEO: [HTTPS://YOUTU.BE/80IQTR2QP24](https://youtu.be/80IQTR2QP24)



**4105 HIGHWAY 20**  
**BUFORD, GWINNETT COUNTY, GEORGIA 30518**

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**REDUCED SALES PRICE:**

**~~\$2,900,000~~ \$2,090,000**

**CAP RATE: 6.2%**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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Revised 6/19/25

# INVESTMENT SUMMARY

4105 HIGHWAY 20  
BUFORD, GWINNETT COUNTY, GA 30518



## PRICE REDUCED

~~\$2,900,000~~  
**\$2,090,000**

## CAP RATE

**6.2%**



## NOI

**\$129,791**

## PRICE SF

**\$658.06**



## BUILDING SF

**3,176 SF**

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# INVESTMENT HIGHLIGHTS

4105 HIGHWAY 20  
BUFORD, GWINNETT COUNTY, GA 30518

## INVESTMENT HIGHLIGHTS

Reduced Sales Price ~~\$2,900,000~~ \$2,090,000

Price/SF \$658.06

NOI \$129,791

Cap Rate 6.2%

Tenant

- Burger King
- 62 Year old brand
- 14,000+ Restaurants in the US and around the world
- Second largest burger chain

Franchisee GPS Hospitality

Lease Type Absolute NNN

Lease Term

- 20 Year Lease
- Commenced 2015
- Lease expiration 09/30/2035

Annual Rent

- 10/1/2020 - 9/30/2025: \$120,736
- 10/1/2025 - 9/30/2030: \$129,791
- 10/1/2030 - 9/30/2035: \$139,525

Renewal Option Four 5-year renewal options with 7.5% rent escalations



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# PROPERTY HIGHLIGHTS

4105 HIGHWAY 20  
BUFORD, GWINNETT COUNTY, GA 30518

PROPERTY VIDEO: [HTTPS://YOUTU.BE/80IQTR2QP24](https://youtu.be/80IQTR2QP24)

## PROPERTY HIGHLIGHTS

- High traffic location - 68,100± AVG VPD (2023 GDOT)
- Outparcel to a shopping center anchored by Big Lots, Northern Tool & Equipment and Planet Fitness; across from Home Depot
- One mile from the Mall of Georgia
- Located less than 1/2 mile of I-985, Exit 4
- Zoned C-2, General Business District



## BUILDING INFORMATION

|               |  |
|---------------|--|
| Building Size | • 3,176± SF Restaurant Building  |
|               | • Drive-thru with ordering station and pick-up window                  |
| Lot Size      | • 0.981 Acres  |
|               | • Access via shopping center; does not have direct access from roadway |
| Parcel        | R7229-106  |
| Built         | 2015   |
| Parking       | 51± Spaces   |
| Roof          | Flat / TPO   |
| HVAC          | Central heat and air conditioning                                      |
| Electrical    | Single meter; 3Phase / 4Wire   |



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## PHOTOS

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## DEMOGRAPHICS - 1 MILE

4105 GA-20, Buford, Georgia, 30518 (1 mile)  
4105 GA-20, Buford, Georgia, 30518  
Ring of 1 mile

Prepared by Esri  
Latitude: 34.09203  
Longitude: -84.00083

### KEY FACTS

5,251

Population



2.9

Average  
Household Size

36.8

Median Age

\$69,291

Median Household  
Income

### EDUCATION

19%

No High  
School  
Diploma



21%

High School  
Graduate



18%

Some College



41%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



526

Total Businesses



5,516

Total Employees

### EMPLOYMENT



White Collar

60%



Blue Collar

16%



Services

25%



1.6%

Unemployment  
Rate

### INCOME



\$69,291

Median Household  
Income



\$41,085

Per Capita Income



\$169,209

Median Net Worth

### 2024 Households By Income (Esri)

The largest group: \$35,000 - \$49,999 (21.9%)

The smallest group: \$75,000 - \$99,999 (3.0%)

| Indicator ▲           | Value | Diff   |  |
|-----------------------|-------|--------|--|
| <\$15,000             | 5.3%  | -0.1%  |  |
| \$15,000 - \$24,999   | 9.2%  | +4.5%  |  |
| \$25,000 - \$34,999   | 4.5%  | -0.9%  |  |
| \$35,000 - \$49,999   | 21.9% | +11.9% |  |
| \$50,000 - \$74,999   | 10.9% | -6.1%  |  |
| \$75,000 - \$99,999   | 3.0%  | -10.7% |  |
| \$100,000 - \$149,999 | 10.1% | -8.9%  |  |
| \$150,000 - \$199,999 | 19.8% | +8.1%  |  |
| \$200,000+            | 15.1% | +2.1%  |  |

Bars show deviation from

Gwinnett County

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## DEMOGRAPHICS - 3 MILE

4105 GA-20, Buford, Georgia, 30518 (3 miles)  
4105 GA-20, Buford, Georgia, 30518  
Ring of 3 miles

Prepared by Esri  
Latitude: 34.09203  
Longitude: -84.00083

### KEY FACTS

58,754

Population



Average  
Household Size

36.0

Median Age

\$91,818

Median Household  
Income

### BUSINESS



2,380

Total Businesses



26,837

Total Employees

### INCOME



\$91,818

Median Household  
Income



\$42,687

Per Capita Income



\$235,919

Median Net Worth

### EDUCATION

11%

No High  
School  
Diploma



24%

High School  
Graduate



23%

Some College



42%

Bachelor's/Grad/Prof  
Degree

### EMPLOYMENT



White Collar

71%



Blue Collar

16%



Services

13%



Unemployment  
Rate

### 2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (18.4%)

The smallest group: \$25,000 - \$34,999 (4.1%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 5.4%  | 0     |  |
| \$15,000 - \$24,999   | 6.1%  | +1.4% |  |
| \$25,000 - \$34,999   | 4.1%  | -1.3% |  |
| \$35,000 - \$49,999   | 10.5% | +0.5% |  |
| \$50,000 - \$74,999   | 16.6% | -0.4% |  |
| \$75,000 - \$99,999   | 10.0% | -3.7% |  |
| \$100,000 - \$149,999 | 18.4% | -0.6% |  |
| \$150,000 - \$199,999 | 11.8% | +0.1% |  |
| \$200,000+            | 17.1% | +4.1% |  |

Bars show deviation from

Gwinnett County

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## DEMOGRAPHICS - 5 MILE

