

37 E Main Street NE

Buford, GA 30518

PROPERTY FOR SALE



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PROPERTY DESCRIPTION

Constructed in 1880 and deeply rooted in the early history of Buford, this iconic property offers investors a rare chance to acquire a stabilized, income-producing asset in the heart of one of Metro Atlanta's most vibrant historic districts.

Formerly a Lodge Hall and later the Allen Department Store, the building now serves as home to the well-established 37 Main Rock Café, along with two additional second-floor tenants. The property totals approximately 9,170 square feet across three floors and is 100% leased, offering immediate cash flow.

Strategically positioned among Buford's top restaurants, breweries, and retailers, the location benefits from consistent foot traffic and strong tenant demand. The property has been well maintained and preserved over the years, offering both historical charm and operational reliability.

With limited supply in Downtown Buford and strong market fundamentals, this is a rare opportunity to secure a legacy asset in a high-growth submarket. Don't miss the chance to add this exceptional property to your portfolio.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,750,000 |
| Lot Size: | 0.08 Acres |
| Building Size: | 9,170 SF |

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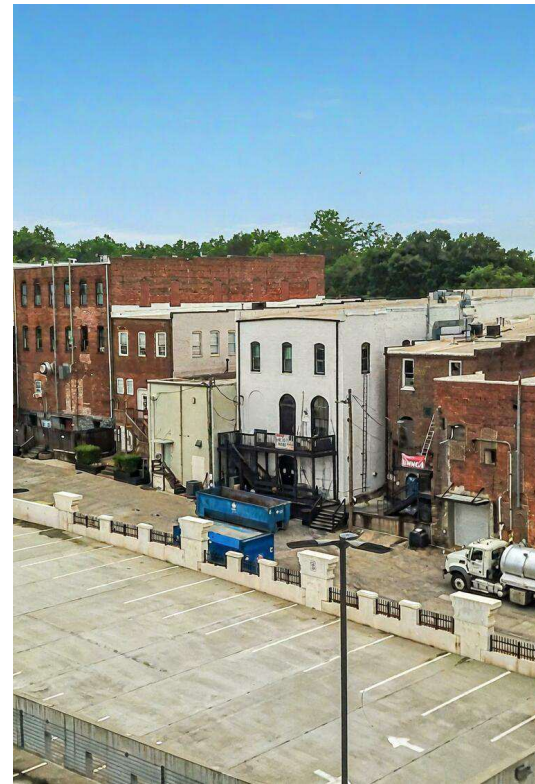
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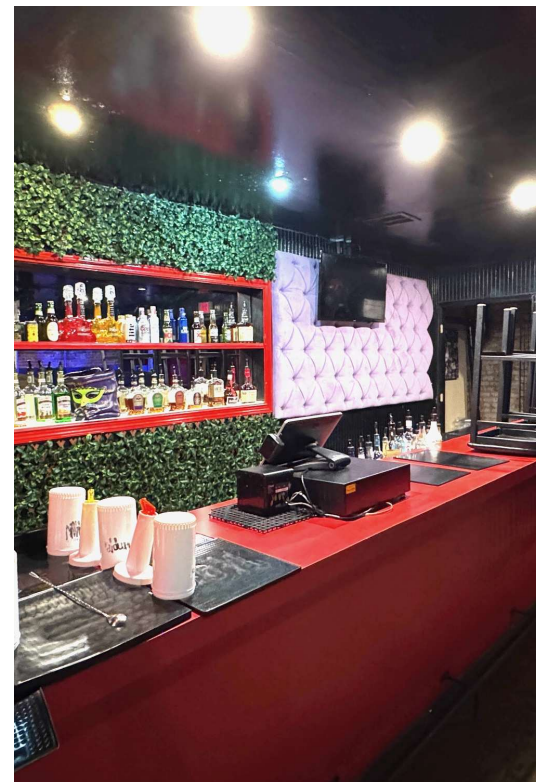
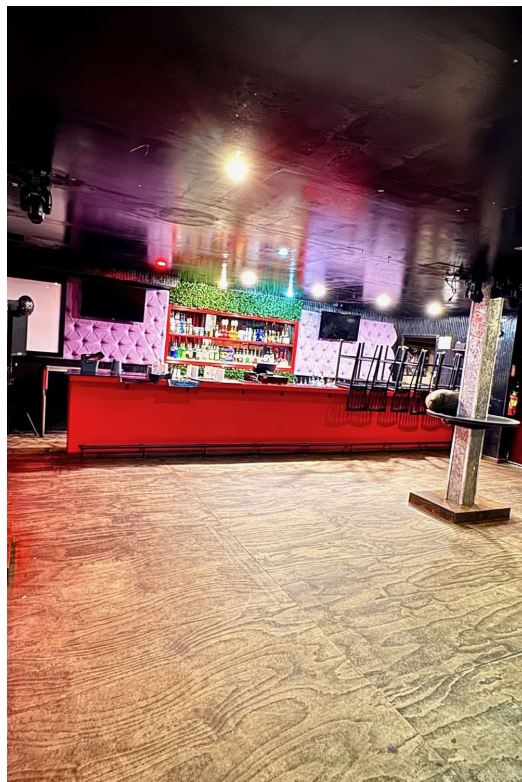
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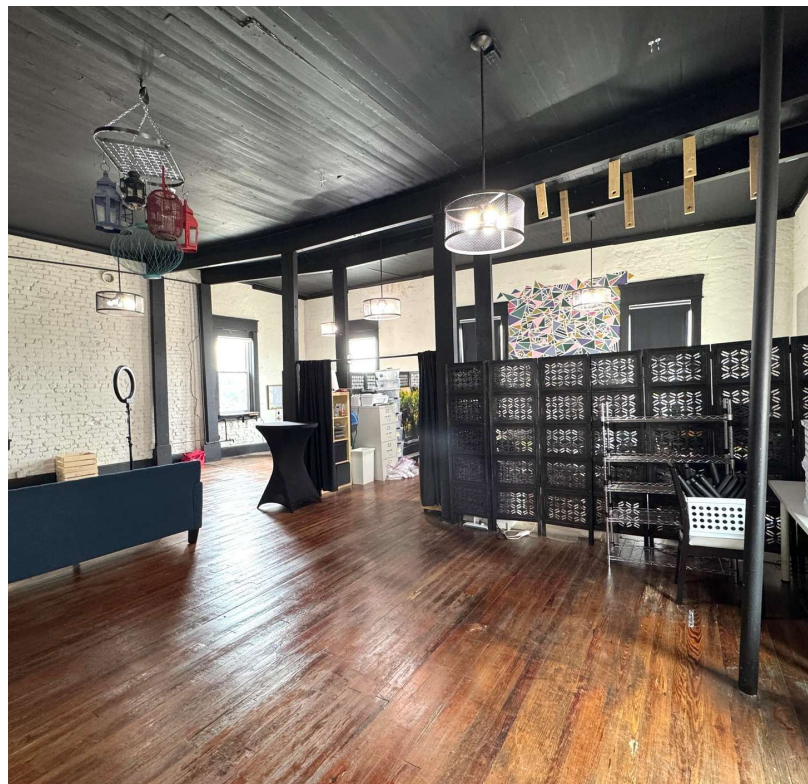
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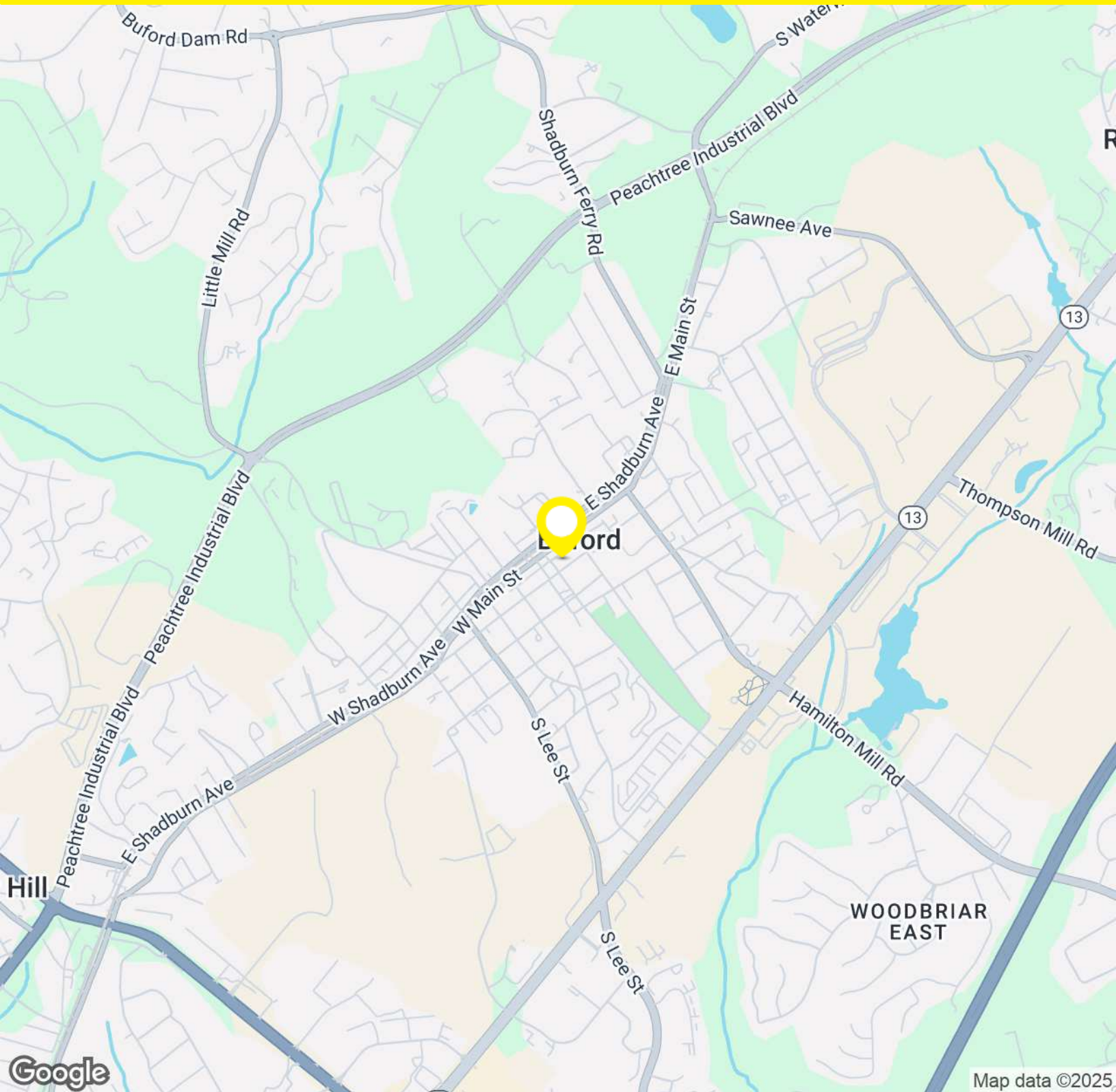
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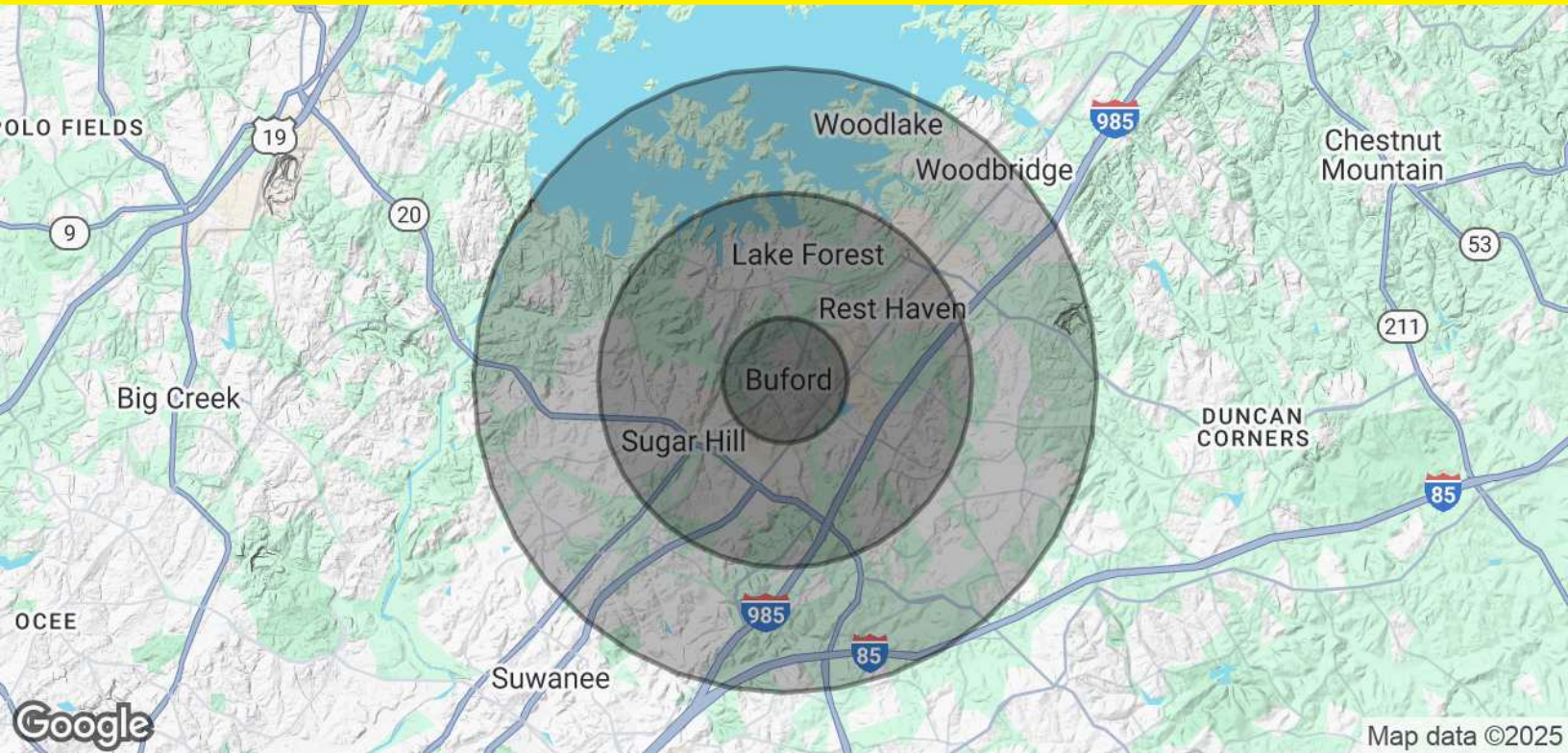
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RETAIL PROPERTY FOR SALE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,342 | 41,939 | 111,131 |
| Average Age | 39 | 38 | 38 |
| Average Age (Male) | 37 | 36 | 37 |
| Average Age (Female) | 40 | 39 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,495 | 13,906 | 36,397 |
| # of Persons per HH | 2.9 | 3 | 3.1 |
| Average HH Income | \$69,740 | \$105,538 | \$126,697 |
| Average House Value | \$373,444 | \$415,481 | \$453,726 |

Demographics data derived from AlphaMap

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