

**IS PLEASED TO OFFER:**

**EXCLUSIVELY LISTED HOTEL INVESTMENT OPPORTUNITY**

**2.78 Acre Site  
At Mall Of Georgia**

**Approved for**

**TOWNEPLACE  
SUITES®  
MARRIOTT**

3230 Financial Center Drive  
Buford, GA 30519

**PRICE: \$1.7 MILLION**

*Feasibility study  
available by HVS Consulting  
(completed in April, 2019) –  
shows expected internal rate  
of return of 18.9% over  
10-year holding period*

**Current architecture plans:**

- 85 guest rooms
- Indoor pool
- Fitness center
- Lobby workstation
- Breakfast dining area
- Market pantry
- Guest laundry room
- Outdoor patio with BBQ area

**Local permits in process**

**Opening possible in  
January, 2021**



**Convenient location 34 miles north of downtown Atlanta is located at the major Buford Highway (Georgia State Highway 20) exit of Interstate 85 – immediately adjacent to the Mall of Georgia, the largest shopping mall in Georgia with more than 200 stores on 3 levels.**

**Business and leisure visitors attracted by:**

- Gwinnett Convention Center – 50,000 sq. ft. exhibit hall plus 13,000-seat Infinite Energy Arena (9 miles)
- Lake Lanier – recreation area with 692 miles of shoreline (15 miles)
- Coolray Field – 10,500-seat park is home to Gwinnett Strippers, minor league baseball affiliate of Atlanta Braves (2 miles)
- Gwinnett County consists of 16 cities – 928,000 total population with \$68,914 median household income
  - ❖ Home to more than 101,000 companies with more than 463,000 employees – including 26 of the fast-growing companies in America as ranked by “Inc.” magazine