

**BRAND** Real Estate Services

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# MCGINNIS CROSSING

1000 & 1052 PEACHTREE INDUSTRIAL BOULEVARD. | SUWANEE, GA 30042



# Project Overview

1000 & 1052 Peachtree Industrial Blvd.

## 100% Leased

88,421 SF Publix-anchored shopping center with a 7,542 SF out building in Gwinnett County

Excellent visibility, multiple points of ingress and egress with one entrance having a traffic signal

Suwanee is a dynamic, densely-populated, affluent, and growing community; multiple new housing developments nearby

Within 2 miles of luxurious and established subdivisions along the Chattahoochee River such as **The River Club, Rivermoore Park and more**





# Demographics

1000 & 1052 Peachtree Industrial Blvd.

## Traffic Counts

|                            |            |
|----------------------------|------------|
| Peachtree Industrial Blvd. | 37,100 VPD |
| McGinnis Ferry Rd.         | 37,100 VPD |

## Demographics

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 8,996     | 59,233    | 181,223   |
| Daytime Employment | 3,190     | 18,403    | 57,066    |
| HH Income          | \$118,921 | \$139,701 | \$134,590 |

## GPS Coordinates

34.049968 Lat.  
-84.088329 Long.



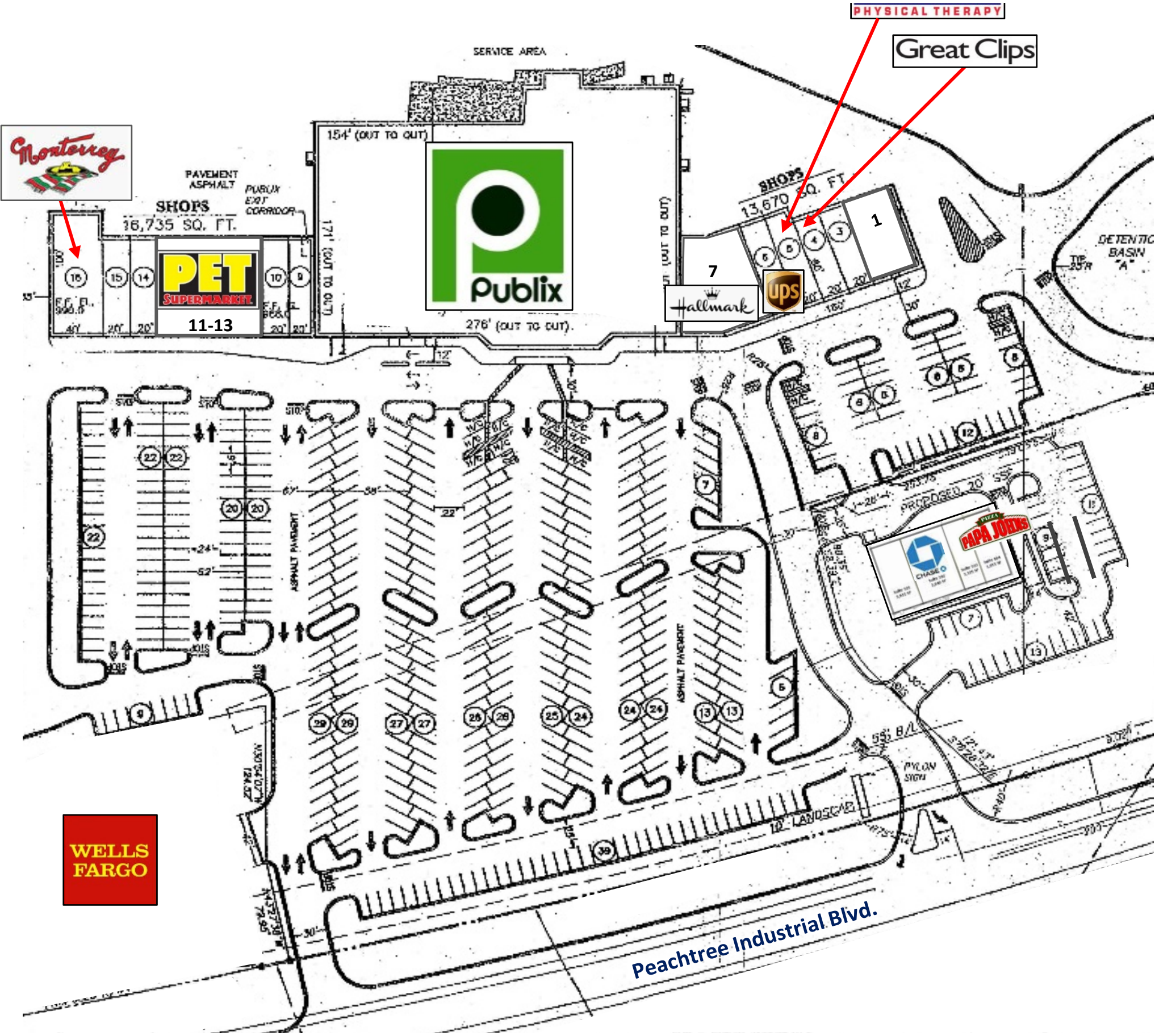


# Available Space

| 1000 PIB |                            |       |
|----------|----------------------------|-------|
| SUITE    | TENANT                     | SF    |
| 1        | Island Wing Co.            | 5,000 |
| 3        | Salon                      | 1,400 |
| 4        | Davita Dialysis Center     | 3,973 |
| 5        | AVAILABLE                  | 1,392 |
| 6        | Senses Nails               | 1,475 |
| 7        | AVAILABLE 11/01/2025       | 1,400 |
| Anchor   | Domino's Pizza             | 1,490 |
| 9        | Beachside Interiors        | 3,000 |
| 10       | Beach Girl at Home (1)     | 1,475 |
| 11       | AVAILABLE                  | 3,300 |
| 14       | Beach Girl at Home (2)     | 2,631 |
| 15       | Baldwin Hearing Center     | 1,500 |
| 16       | Benchmark Physical Therapy | 2,200 |

| 4075 MCGINNIS FERRY |                     |       |
|---------------------|---------------------|-------|
| SUITE               | TENANT              | SF    |
| OB                  | Mavis Discount Tire | 6,587 |

| 1052 PIB |                   |       |
|----------|-------------------|-------|
| SUITE    | TENANT            | SF    |
| OB 101   | Capri Nails       | 1,922 |
| OB 102   | Chase Bank        | 2,640 |
| OB 103   | Food 2 Go         | 1,325 |
| OB 104   | Papa John's Pizza | 1,655 |



# Contact

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