

SHOPPPES AT SUWANEES

1120 PEACHTREE INDUSTRIAL BOULEVARD | SUWANEES, GA 30024



720 SF

Available | Suite 204

- Prime Suwanee location in a fast-growing, affluent community on Peachtree Industrial Blvd at McGinnis Ferry Rd.
- Anchored by Northside Suwanee Health Center, Thomas Eye Group, Peachtree Pediatric Urgent Care, Longstreet Clinic, and Jam & Toast
- Walgreens, Bank of America, and Fifth Third Bank on site
- Excellent accessibility with multiple points of ingress and egress
- Adjacent to 100 townhome units adding 300+ residents
- Minutes from premier residential communities along the Chattahoochee River, including The River Club and Rivermoore Park

BRAND Real Estate Services

6224 Sugarloaf Parkway, Suite 200. Duluth, GA 30097 | 770.476.4801

brandproperties.com

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Traffic Counts

PIB (Northbound)	38,300 VPD
PIB (Southbound)	38,500 VPD
McGinnis Ferry Rd.	37,600 VPD

Demographics

	1 MILE	3 MILES	5 MILES
Population	9,228	55,092	167,992
Daytime Employment	3,797	23,889	73,669
HH Income	\$115,756	\$138,161	\$133,858

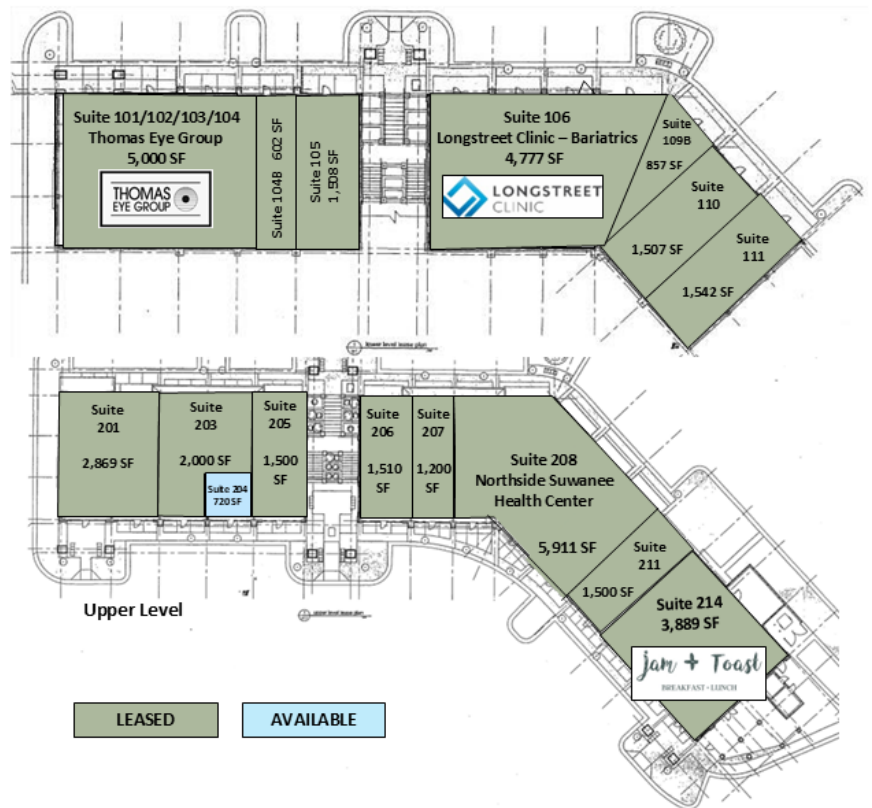
Tenants

Lower Level Tenants

SUITE	TENANT	SF
101-104	Thomas Eye Group	5,000
104B	LEASED	602
105	Spider Smart Learning Center	1,508
106	Longstreet Clinic - Bariatrics	4,777
109B	Icon Barber Salon	857
110	Aspire Personal Training for Women	1,507
111	Peach Blossom Nail & Spa	1,542

Upper Level Tenants

201	Peachtree Pediatric Urgent Care	2,860
203	Smile 1 Dental Group	2,000
204	AVAILABLE	720
205	Soft Touch Endodontics	1,500
206	Cooley's Pizza	1,510
207	NewCare Physical Therapy	1,200
208-211	Northside Suwanee Health Center	5,911
214	Jam & Toast Cafe	3,889



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