

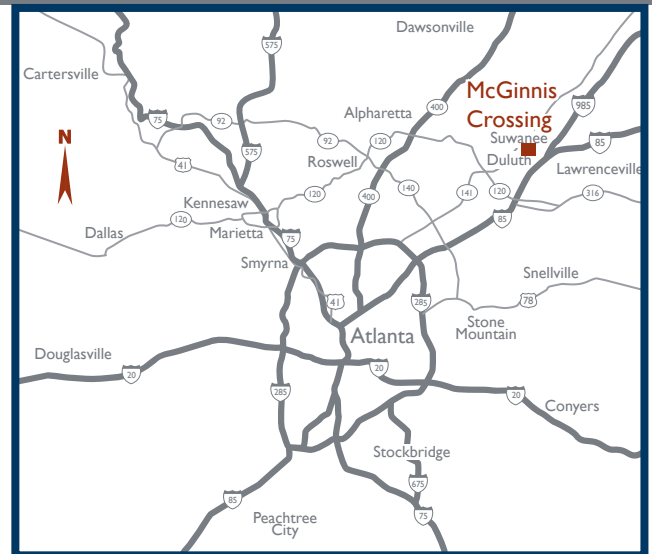
McGINNIS CROSSING

1000 & 1052 PEACHTREE INDUSTRIAL BOULEVARD, SUWANEE, GA 30024



PROPERTY DETAILS

- 88,421 SF Strong 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
- Strong traffic counts with 37,100 VPD on PIB and 37,100 VPD on McGinnis Ferry Rd.
- Suwanee is a dynamic, densely-populated, affluent, and growing community; multiple new housing developments nearby
- 181,000+ residents live within 5 miles having an Average HH Income over \$135,000; plus a daytime employment population over 57,000
- Within 2 miles of luxurious and established subdivisions along the Chattahoochee River such as The River Club, Rivermoore Park and more
- 100% Leased



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TRAFFIC COUNTS

Peachtree Industrial Blvd	37,100 VPD
McGinnis Ferry Rd	37,100 VPD

DEMOGRAPHICS CoStar

	1 mile	3 miles	5 miles
Population	8,996	59,233	181,223
Income	\$118,921	\$136,701	\$134,590
Daytime Employment	3,190	18,403	57,066

GPS COORDINATES

Lat. 34.049968 Long. -84.088329

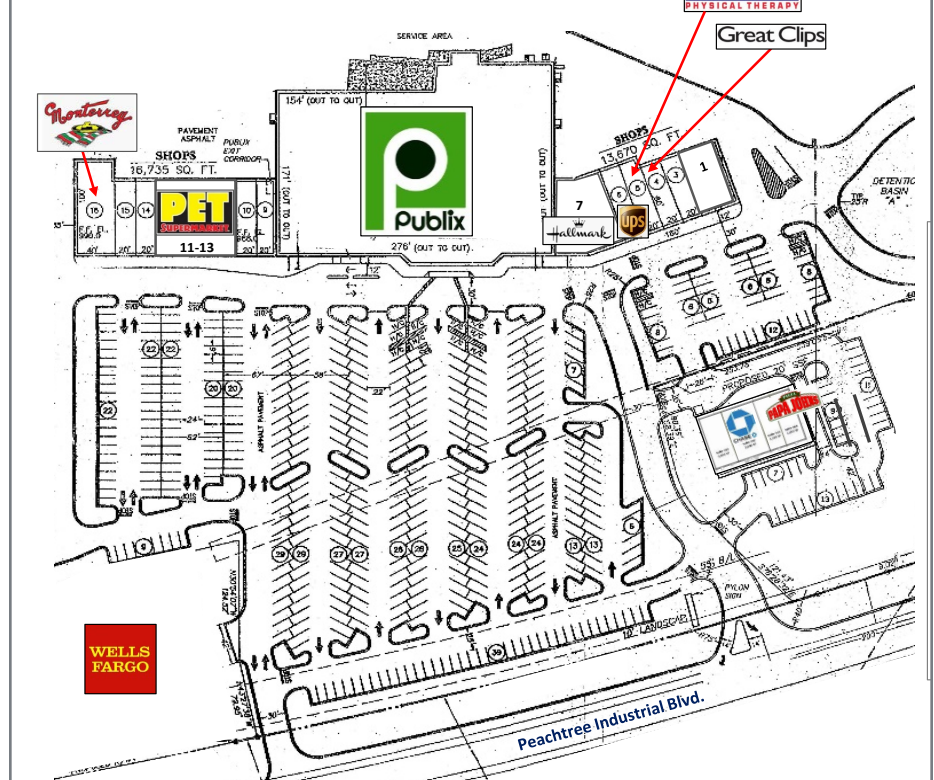
SUITE	1000 PIB	SF
1	Cleaners/Alterations	2,770
3	Eastern China Taste	1,400
4	Great Clips	1,400
5	Benchmark Physical Therapy	1,600
6	The UPS Store	1,600
7	Gretchen's Hallmark Shop	4,894
Anchor	PUBLIX	51,420
9	Flaming Iron Asian Grill	1,550
10	Dentist	1,600
11	Pet Supermarket	6,400
14	MyEyeDr	1,600
15	Your Serve Tennis	1,600
16	Monterrey Mexican	4,000

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

SUITE	1052 PIB	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

McGinnis Crossing

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