

3,889 SF Restaurant with Patio Available

Shoppes at Suwanee, 1120 Peachtree Industrial Blvd., Suwanee, GA 30024

BRAND Real Estate Services



- Suite 214 is a 3,889 SF 2nd Generation Restaurant Space available in densely-populated and affluent Suwanee
- Attractive interior and exterior
- Large beautiful patio area, most is covered
- All improvements are only 3 years old
- Prominent monument signage available
- Easy ingress and egress, with ample parking
- High traffic counts of 39,000 VPD on McGinnis Ferry Road, 36,000 VPD on Peachtree Industrial Blvd.
- Upscale medical / dental / retail co-tenants with Gwinnett Medical Group, Walgreens and Bank of America onsite; Market area within 3 miles has 25,000 in daytime employment
- Strong Demographics with almost 50,000 residents within 3 miles with over \$131,000 average household income
- 100 new townhome units are adjacent to the center bringing 300+ new residents; 3 more residential projects are in progress within 2 mile adding 368 new homes
- Within 2 miles of established luxurious golf and swim/tennis communities along the Chattahoochee River such as The River Club, Rivermoore Park, etc.



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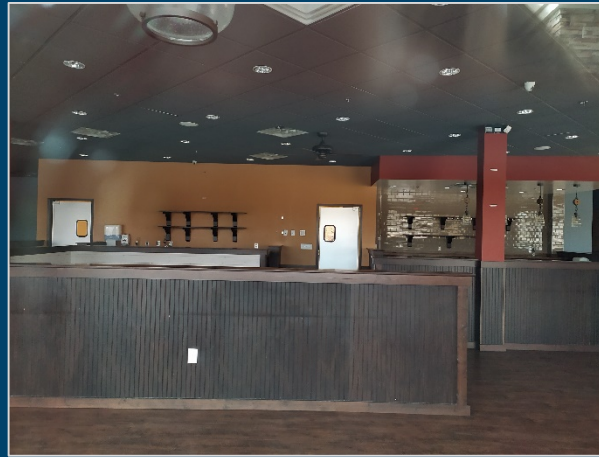


Monument
Signage

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Current Interior,
awaiting your creative design

