

SHOPPES AT SUWANEE

1120 PEACHTREE INDUSTRIAL BOULEVARD, SUWANEE, GA 30024

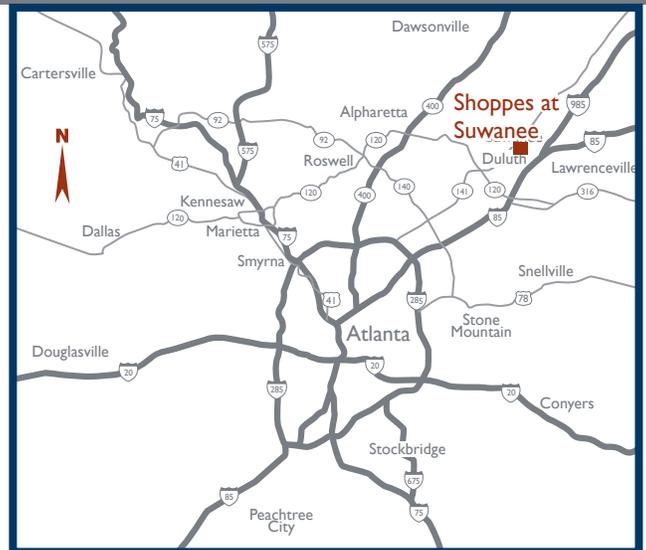


Northside Suwanee Health Center has expanded



PROPERTY DETAILS

- 36,892 SF upscale retail / medical center in Gwinnett County located on Peachtree Industrial Boulevard (37,900 VPD) at McGinnis Ferry Road (37,200 VPD)
- Tenants include Northside Suwanee Health Center, Thomas Eye Group, Peachtree Pediatric Urgent Care, Longstreet Clinic, and retail shops. Walgreens and Bank of America are also on site.
- Easy access with multiple points of ingress and egress
- Suwanee is densely-populated, affluent and growing
- 100 new townhome units are adjacent bringing 300+ new residents; 3 more residential projects are in progress within 1 mile adding 368 new homes
- Within 2 miles of established luxurious subdivisions along the Chattahoochee River such as The River Club, Rivermoore Park, and others



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TRAFFIC COUNTS

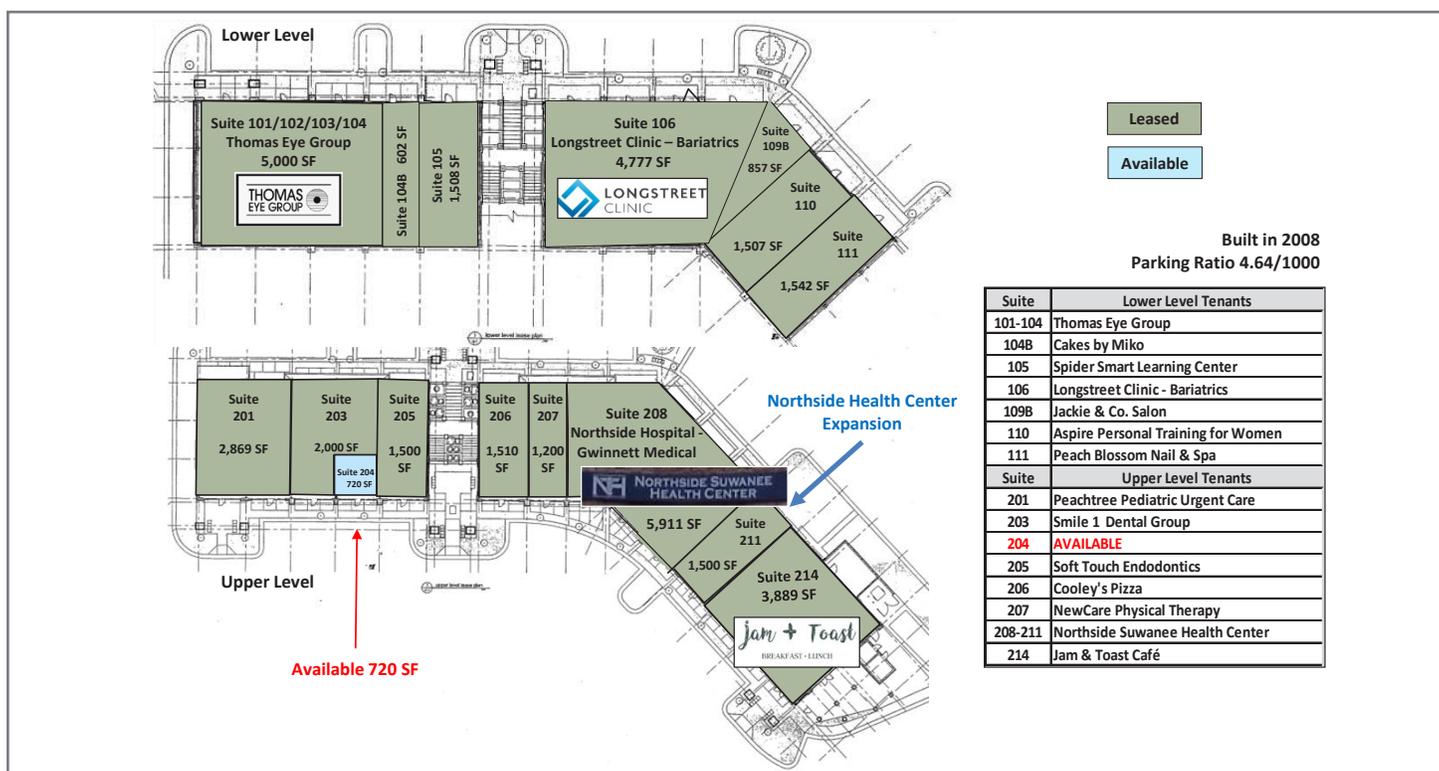
PIB (to the north)	36,600 VPD
PIB (to the south)	37,900 VPD
McGinnis Ferry Rd	37,200 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	8,856	53,776	167,992
HH Income	\$115,756	\$138,161	\$133,858
Daytime Emp.	3,797	23,889	73,669

GPS COORDINATES

Lat. 33.047143 Long. -84.092004



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