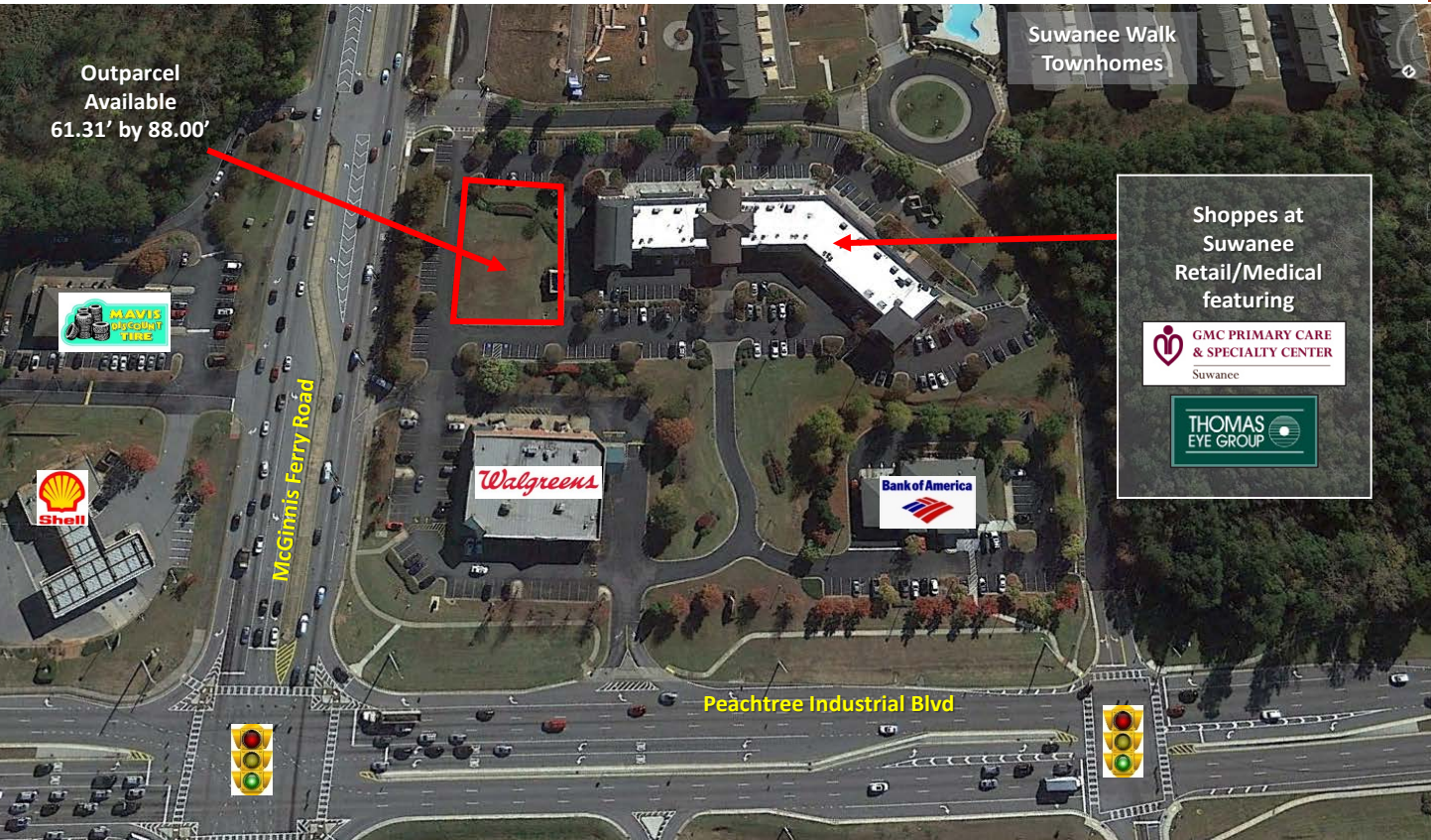


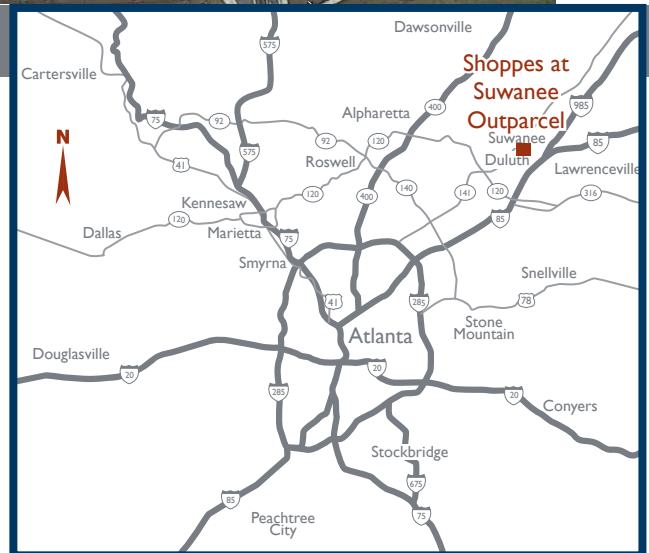
# SHOPPES AT SUWANEE OUTPARCEL

4065 MCGINNIS FERRY ROAD, SUWANEE, GA 30024



## PROPERTY DETAILS

- Outparcel available in the upscale Shoppes at Suwanee retail & medical center in Gwinnett County
- Build to Suit/Ground lease up to 5,400 SF; utilities will be stubbed/pad prepared; drive-thru permissible
- Located on Peachtree Industrial Boulevard (37,900 VPD) at McGinnis Ferry Road (37,200 VPD); has easy access and multiple points of ingress and egress
- Tenants include Northside Hospital / Gwinnett Medical's Primary Care Specialty Center, Thomas Eye Group, Peachtree Pediatric Urgent Care and Cooley's Pizza; Walgreens and Bank of America are on site
- 100 new townhome units adjacent to the center bringing 300+ new residents; 3 new residential projects 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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770.476.4801



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4065 MCGINNIS FERRY ROAD, SUWANEE, GA 30024



## TRAFFIC COUNTS

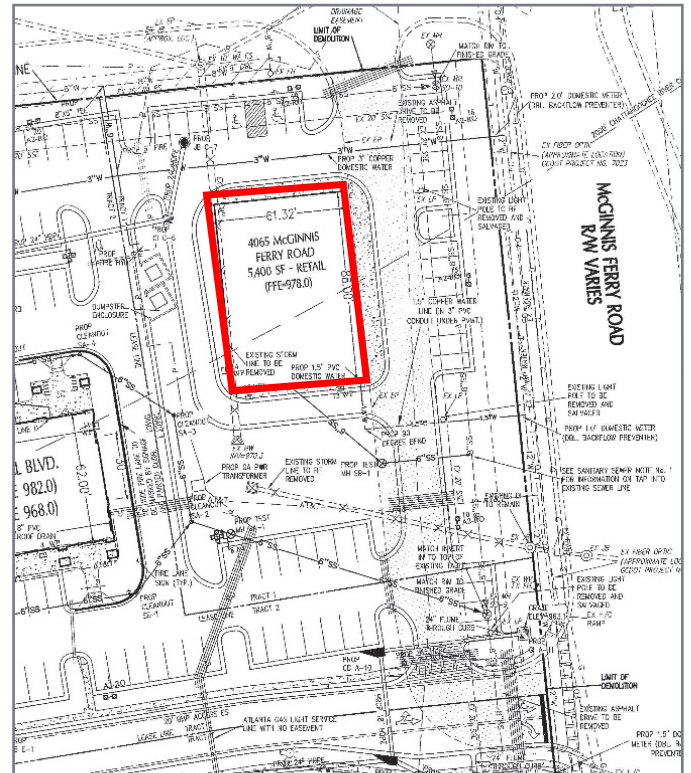
PIB (to the north)	36,600 VPD
PIB (to the south)	37,900 VPD
McGinnis Ferry Rd	37,200 VPD

## DEMOGRAPHICS - CoStar 2021

	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. 34.047886 Long. -84.0935937



### **Office/Medical Uses: Candy McIntyre**

Vice President, Leasing

[cmcintyre@BrandProperties.com](mailto:cmcintyre@BrandProperties.com)

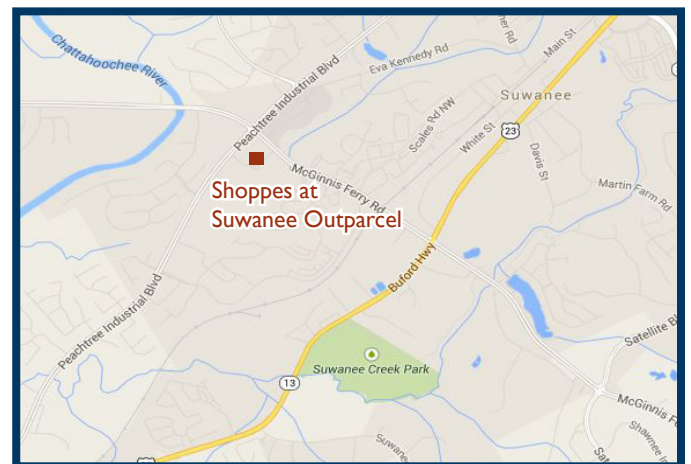
**770.623.2099** Direct | **404.408.9788** Mobile

### **Retail Uses: Michael Walker, CRRP, CLS**

Vice President, Leasing

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