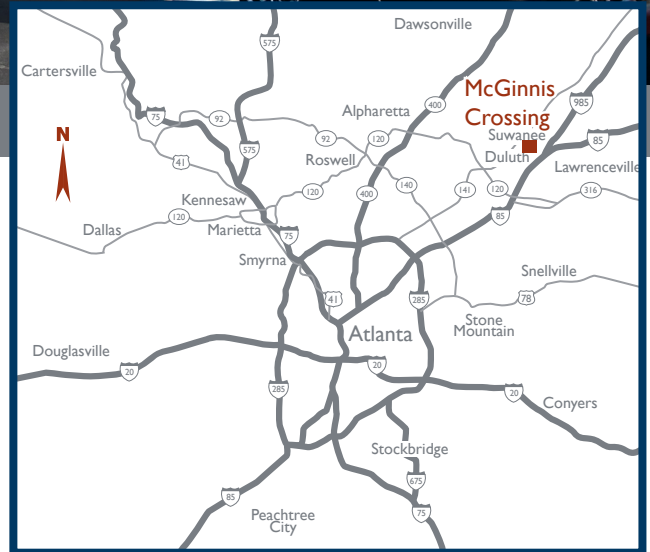


McGINNIS CROSSING

1000 & 1052 PEACHTREE INDUSTRIAL BOULEVARD, SUWANEE, GA 30024



PROPERTY DETAILS

- 88,421 SF Publix-anchored shopping center with 7,542 SF out building in Gwinnett County
- Excellent visibility, easy ingress and egress
- Strong traffic counts with 36,300 VPD on PIB and 37,000 VPD on McGinnis Ferry Rd.
- Suwanee is a dynamic, densely-populated, affluent, and growing community; multiple new housing developments nearby
- Over 51,000 residents within 3 miles with Average HH Income of almost \$130,000; daytime employment population over 24,000
- Within 2 miles of luxurious and established subdivisions along the Chattahoochee River such as The River Club, Rivermoore Park
- 1,550 inline retail space available

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TRAFFIC COUNTS

Peachtree Industrial Blvd	36,300 VPD
McGinnis Ferry Rd	37,000 VPD

DEMOGRAPHICS 2019 CoStar

	1 mile	3 miles	5 miles
Population	12,081	51,597	162,616
Income	\$108,100	\$129,708	\$124,493
Daytime Employment	4,352	24,448	68,386

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	Amy's Hallmark Store	4,894
Anchor	PUBLIX	51,420
9	Available	1,550
10	Dentist	1,600
11	Pet Supermarket	6,400
14	MyEyeDr	1,600
15	Your Serve Tennis	1,600
16	Monterrey Mexican Restaurant	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 Johns Pizza	1,655

McGinnis Crossing

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