

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

3631 MCGINNIS PARK DRIVE

Industrial Property :

SUWANEE, GA 30024

FOR LEASE

3631 MCGINNIS PARK DRIVE

SUWANEE, GA 30024



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	10,000 SF
Available SF:	
Lot Size:	
Year Built:	1998
Zoning:	M1
Market:	North Atlanta

PROPERTY OVERVIEW

2 Drive In Doors, 3 Phase power, Approximately 1,500 SF of Office Space, Showroom and Four Offices. Some outside storage available.

LOCATION OVERVIEW

Easy Access to I-85, Satellite Blvd., Peachtree Industrial Blvd and Buford Highway. Close to Suwanee City Center, Duluth and Johns Creek.

SPACES

LEASE RATE

SPACE SIZE

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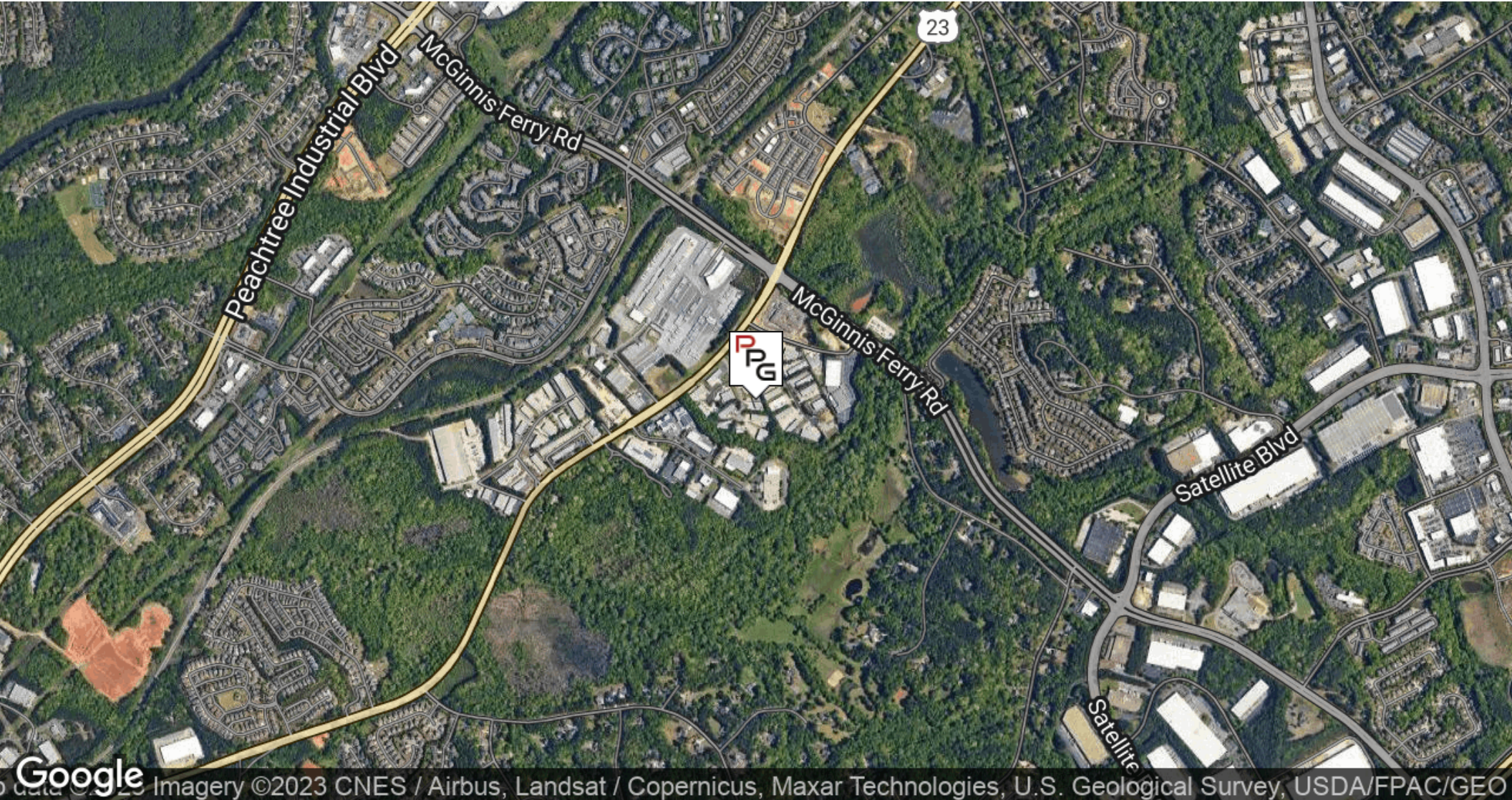
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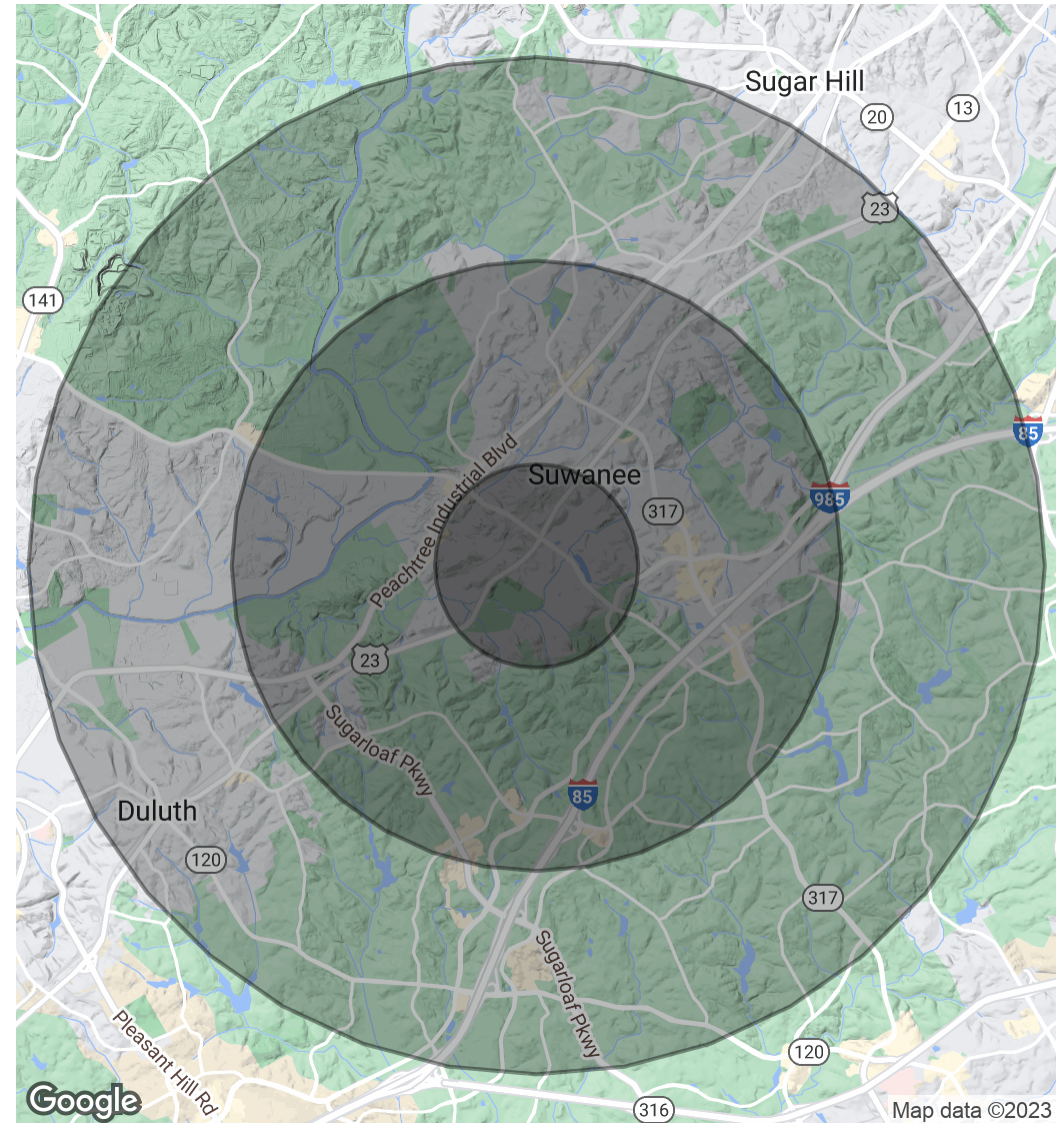
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,710	44,894	139,260
Average age	32.7	35.6	35.5
Average age (Male)	32.0	34.8	34.6
Average age (Female)	33.3	36.4	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,478	14,954	45,649
# of persons per HH	2.5	3.0	3.1
Average HH income	\$81,746	\$106,081	\$104,190
Average house value	\$291,386	\$366,601	\$358,528

* Demographic data derived from 2020 ACS - US Census



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