

SUWANEETAIL/OFFICE SPACE | 1,323 SF

345 PEACHTREE INDUSTRIAL BOULEVARD

SUWANEETAIL, GA 30024

FOR LEASE

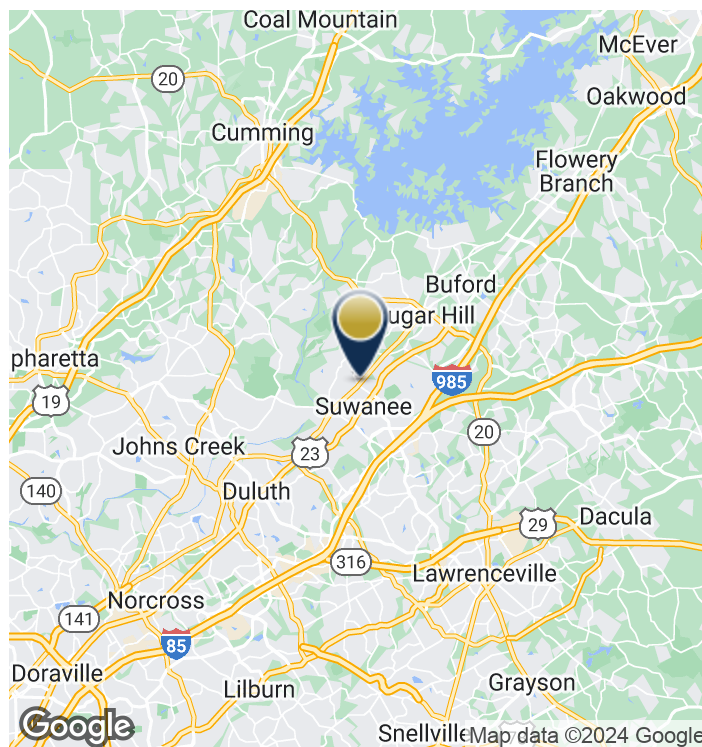


PROPERTY HIGHLIGHTS

- 17,366 SF retail/office building
- 1,323 SF available
- Offered for lease for \$12-16/SF NNN
- High-quality finishes
- Direct entry from parking
- Visibility from Peachtree Industrial Boulevard
- Monument signage available
- 4.0/1,000SF parking ratio
- Excellent ingress/egress with turn lane
- Located in the affluent Suwanee submarket

LOCATION OVERVIEW

Located in Suwanee, GA (Atlanta MSA), occupants of the property benefit from being within one mile of many national retailers including Kroger, Starbucks, CVS and Mellow Mushroom Pizza. Surrounding areas include numerous parks, entertainment, shopping and housing options including Lake Lanier Islands, St. Marlo Country Club, The Standard Club, Suwanee Town Center and the largest indoor mall in Georgia - the Mall of Georgia.



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SUWANEETAIL/OFFICE SPACE | 1,323 SF | Georgia | 1 of 4

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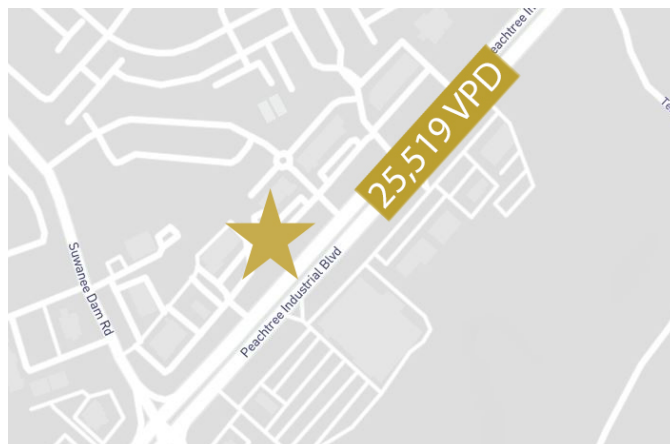
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DEMOGRAPHICS

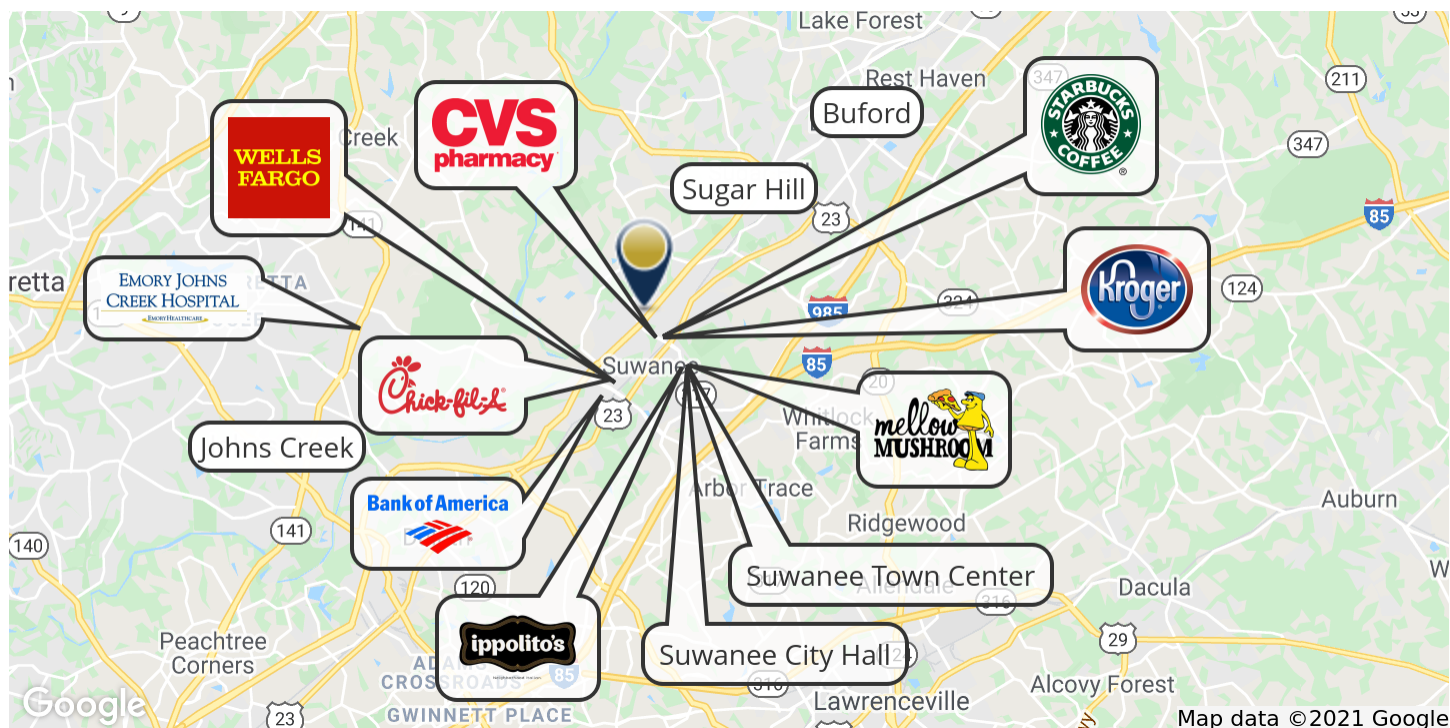
	1 Mile	3 Miles	5 Miles
Total Households:	2,138	17,011	50,877
Total Population:	5,943	51,387	155,125
Average HH Income:	\$140,086	\$125,476	\$120,689
Traffic Counts:	25,519- vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



SUWANEETAIL/OFFICE SPACE | 1,323 SF | Georgia | 2 of 4

SUWANEE RETAIL/OFFICE SPACE | 1,323 SF
345 PEACHTREE INDUSTRIAL BOULEVARD
SUWANEE, GA 30024

FOR LEASE

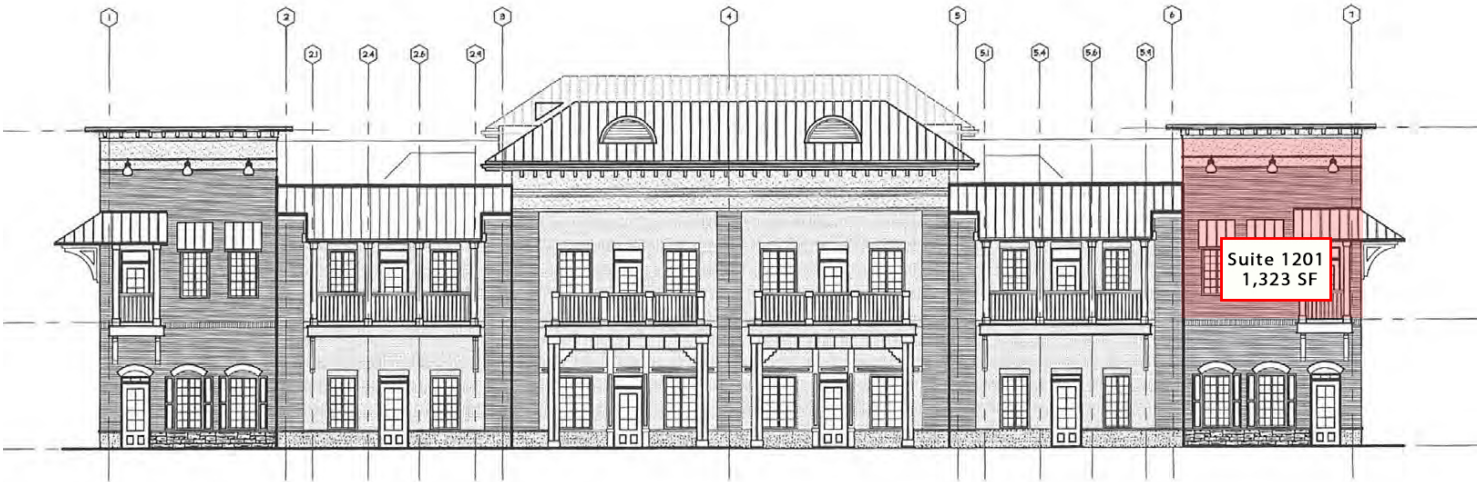


SUWANEE RETAIL/OFFICE SPACE | 1,323 SF | Georgia | 3of4

SUWANEETAIL/OFFICE SPACE | 1,323 SF
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SUWANEETAIL, GA 30024

FOR LEASE

| - | - | Negotiable | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1201	-	1,323 SF	NNN	\$12.00 - \$16.00 SF/yr

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