

Office/Retail Space

The Plaza at Suwanee Station
1300 Peachtree Industrial Blvd., #3215
Suwanee, GA 30024

Now Leasing

1,400 Sq. Ft.



Outstanding Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2019 Average HH Income	\$130,806	\$130,169	\$121,493
Population 2019 Estimate	2,166	47,723	166,063
Population 2024 Projection	2,247	52,240	180,566

Rental Rate:
\$13.50/SF/YR
(\$1,563 Per Mo.)

EST. CAM (2019):
\$3.50 SF/YR

Available Suite
Ste. 3215

- (4) Private Offices, (1) Restroom, Reception & Break Area
 - 10' Ceilings, Sprinklered, Solid Wood Doors
- Large Glass Storefront with Plenty of Natural Light
 - Surplus of Convenient Parking Available
 - Flexible Lease Terms
 - Zoning—C-2: Gwinnett County
 - Traffic Count: 21,548 VPD



For Information:

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Directions:

Just North of Fresh Market on Peachtree Industrial Blvd. and South of McGinnis Ferry Rd.