

# SHOPPES AT SUWANEE

1120 PEACHTREE INDUSTRIAL BOULEVARD, SUWANEE, GA 30024



## PROPERTY DETAILS

- 36,892 SF upscale retail / medical center in Gwinnett County located on Peachtree Industrial Boulevard (36,000 VPD) at McGinnis Ferry Road (39,000 VPD)
- Tenants include Gwinnett Medical's Primary Care & Specialty Center, Thomas Eye Group, Peachtree Pediatric Urgent Care, and Famous Toastery; Walgreens and Bank of America are also on site
- Easy access with multiple points of ingress and egress
- Suwanee is densely-populated, affluent and growing
- 100 new townhome units were constructed adjacent to the center bringing 300+ new residents; 3 more residential projects are in progress 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

**BRAND**  
Real Estate Services

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770.476.4801

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## TRAFFIC COUNTS

Peachtree Industrial Blvd 36,000 VPD  
 McGinnis Ferry Rd 39,000 VPD

## DEMOGRAPHICS - CoStar 2019

	1 mile	3 miles	5 miles
Population	6,125	49,385	168,153
HH Income	\$106,523	\$131,169	\$123,882
Daytime Emp.	4,317	25,142	78,045

## GPS COORDINATES

Lat. 33.047143 Long. -84.092004

**Lower Level**

- Suites 101/102/103/104 Thomas Eye Group 5,000 SF
- Suite 104-B 602 SF
- Suite 105 1,508 SF
- Suites 106/107/108/109-A 4,777 SF Available for Sublease
- Suite 109-B 857 SF
- Suite 110 1,507 SF
- Suite 111 1,542 SF

**Upper Level**

- Suite 201/202 2,869 SF
- Suite 203 2,000 SF
- Suite 204 720 SF
- Suite 205 1,500 SF
- Suite 206 1,510 SF
- Suite 207 1,200 SF
- Suite 208/209/210 Gwinnett Hospital System 5,911 SF
- Suite 211 1,500 SF
- Suite 212/213/214 Famous Toastery 3,889 SF

Built in 2008  
 Parking Ratio 4.64/1000

Suite	Tenant
101-104	Thomas Eye Group
104-B	Cakes by Miko
105	Spider Smart Learning Center
106-109-A	Available for Sublease from the Longstreet Clinic
109-B	Jackie & Co. Salon
110	Available
111	Coming: Peach Blossom Nail & Spa
201-202	Peachtree Pediatric Urgent Care
203	Smile 1 Dental Group
204	The Barber Shop / Available 7/1/20
205	Soft Touch Endodontics
206	Cooley's Pizza
207	Coming: NewCare Physical Therapy
208-210	Gwinnett Hospital System
211	Alloy Personal Training
212-214	Famous Toastery

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