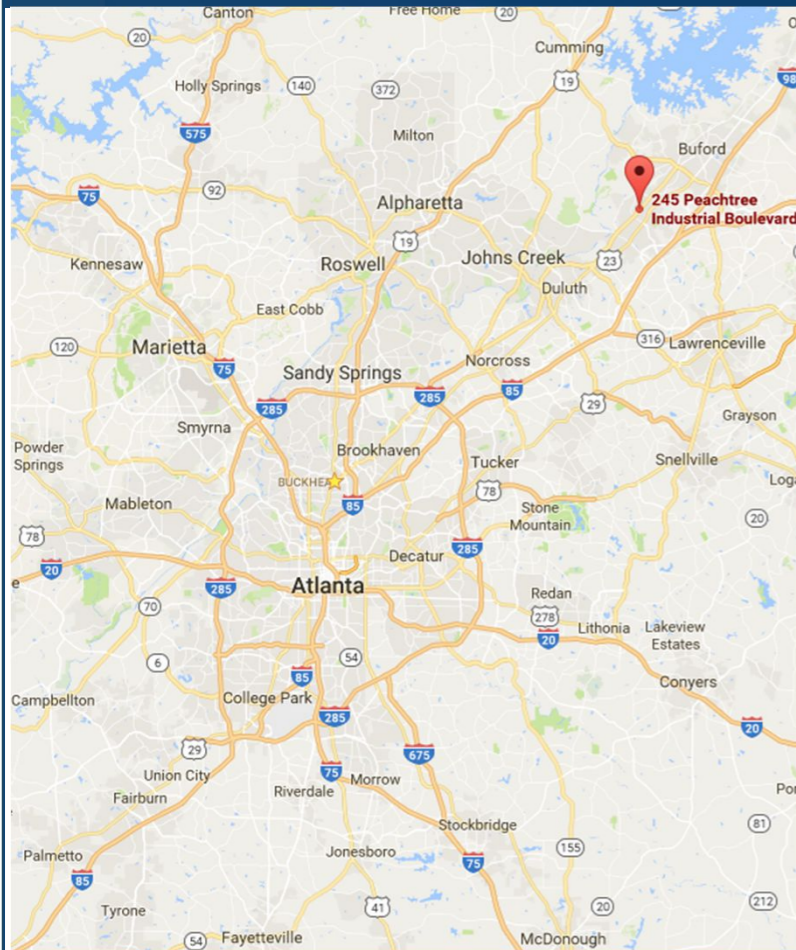


# Peachtree Commons

225 & 245 Peachtree Industrial Blvd.  
Suwanee, GA 30518

RIVERWOOD  
PROPERTIES, LLC  
[riverwoodproperties.com](http://riverwoodproperties.com)



## Leasing Contacts

**Marrissa Chanin: 678-501-5341**

**Jon Flaig: 678-501-5342**

Peachtree Commons Shopping Center consists of two buildings totaling 43,800 square feet. This property is located off of the heavily trafficked Peachtree Industrial Blvd. The site sits across from Kroger and is just north of the Suwanee Buford Dam Road/Lawrenceville-Suwanee Road intersection. The property has excellent ingress and egress, great visibility, high traffic counts, and substantial frontage on Peachtree Industrial Blvd. With great exposure to more than 24,000 vehicles per day, this is an ideal location for any retailer.

Site Access: via two curb cuts on Peachtree Industrial Blvd as well as a light at Tench Rd.

Daily Traffic Counts: 24,416 VPD

Other Uses: Kroger, Johns Creek Hospital, Pizza Hut, Sherwin Williams, CVS, Long Jong Silver, Edward Jones

# Peachtree Commons

245-101 Gwinnett School of Music 1,720

245-102 Retail Space Available (can be subdivided) 3,727

245-104 Georgia Fitness 25,337

245-105 APEX Chiropractic 2,688

225-101 Salon Disegno 1,400

225-104 Retail Space Available (can be subdivided) 4,200

225-107 Mixed Martial Arts 4,200

GLA 43,272 SF

Available 1,733-4,200 SF



PEACHTREE COMMONS

*Aerial*



# AREA DEMOGRAPHICS



2018  
Population

<b>1 MILE</b>	5,399
<b>3 MILE</b>	53,741
<b>5 MILE</b>	146,869



Estimated Population  
Growth

<b>1 MILE</b>	9.37%
<b>3 MILE</b>	9.47%
<b>5 MILE</b>	10.76%



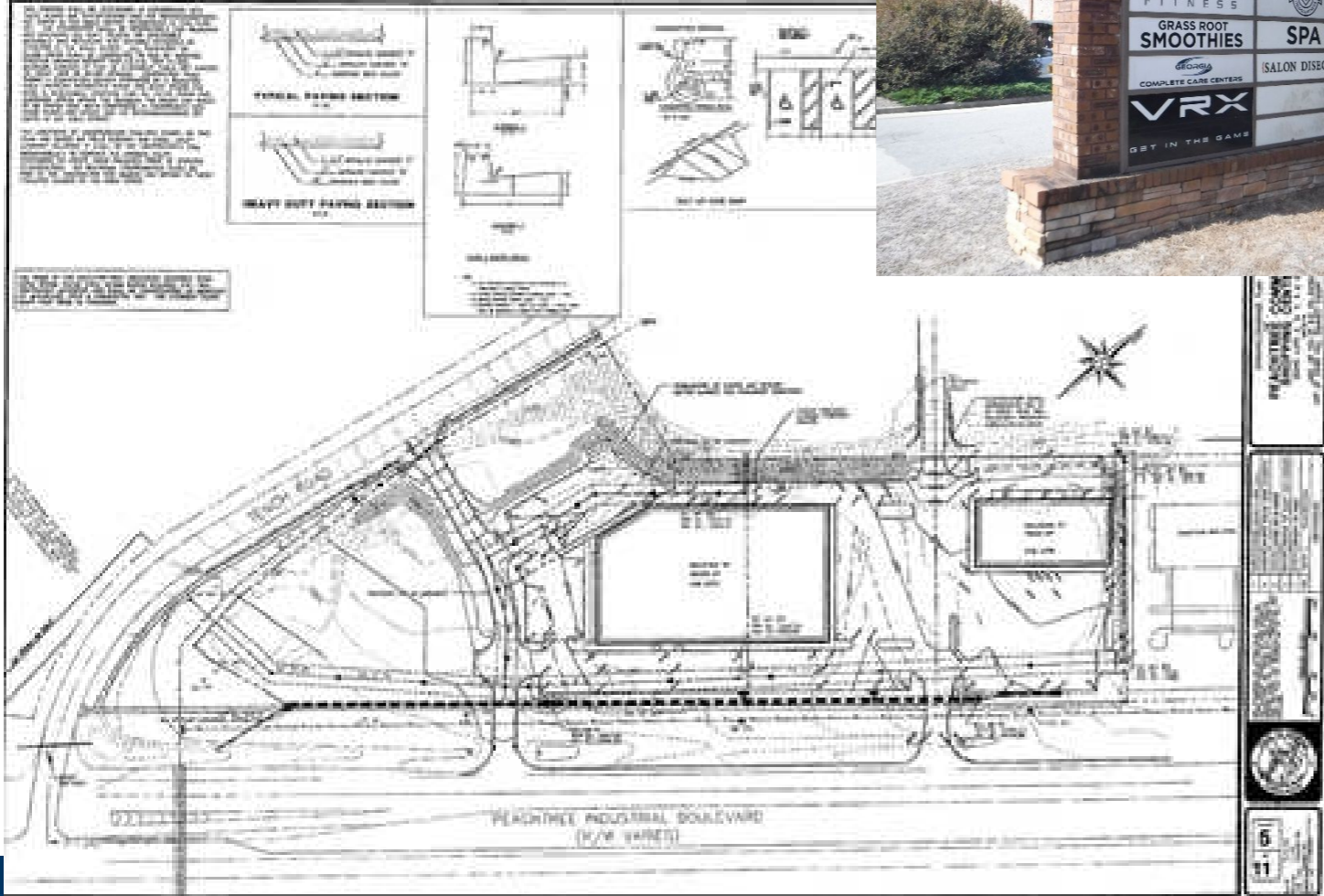
Household 2018

<b>1 MILE</b>	1,752
<b>3 MILE</b>	17,682
<b>5 MILE</b>	48,417



Household  
Income

<b>1 MILE</b>	\$133,778
<b>3 MILE</b>	\$122,566
<b>5 MILE</b>	\$119,525



## PEACHTREE COMMONS

Overview