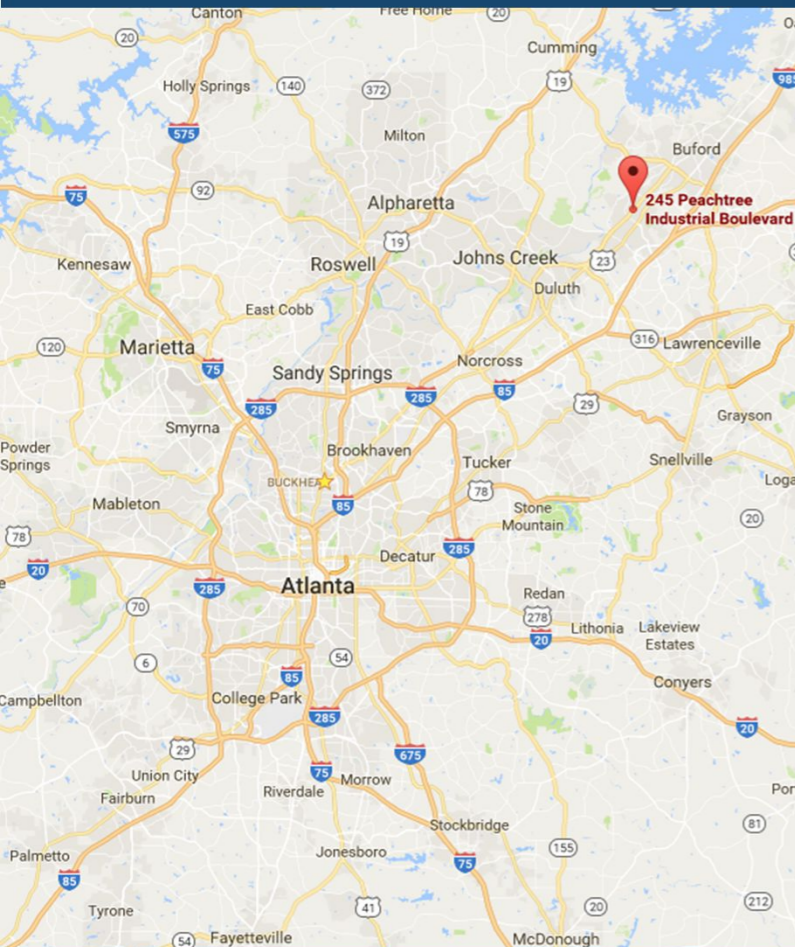


Peachtree Commons

225 & 245 Peachtree Industrial Blvd.
Suwanee, GA 30518



Leasing Contacts

Marrissa Chanin: (678) 501-5341

Jon Flaig: (678) 501-5342

Email: info@riverwoodproperties.com

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.

Intersection: Rucker Rd & Houze Rd

Daily Traffic Counts: 24,416 Vehicles Per Day

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

AREA DEMOGRAPHICS

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

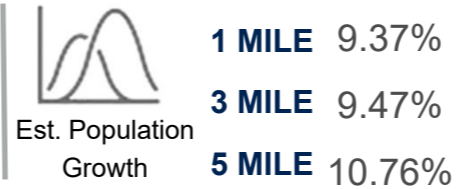
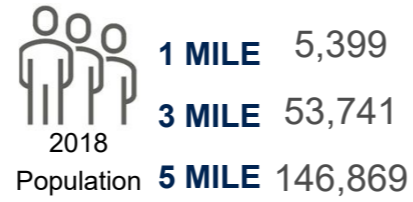
225-101 Salon Disegno 1,400

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

225-107 Mixed Martial Arts 4,200

GLA: 43,272

Available: 1,733-4,20 SF



PEACHTREE COMMONS Trade Area Overview

