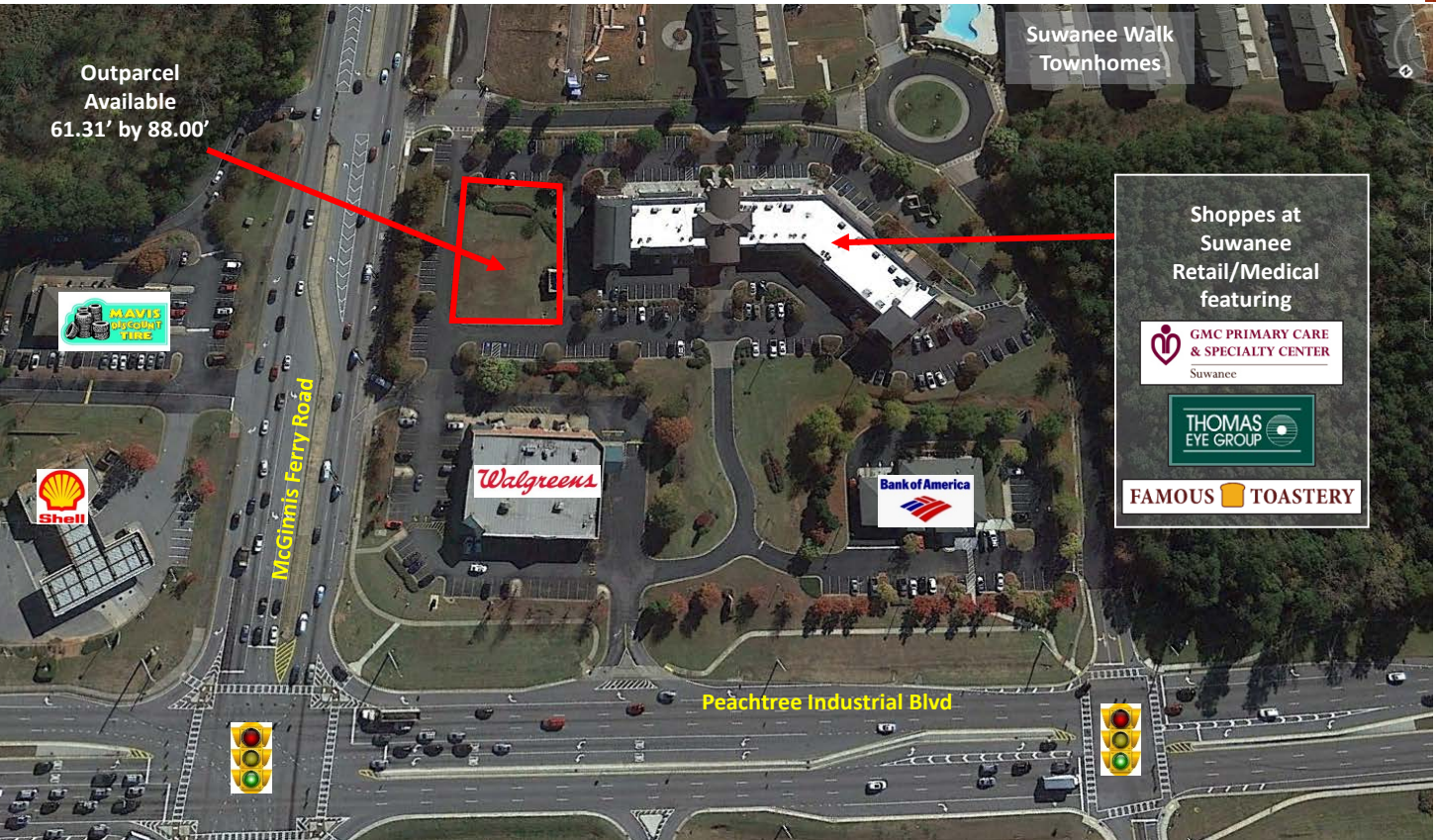


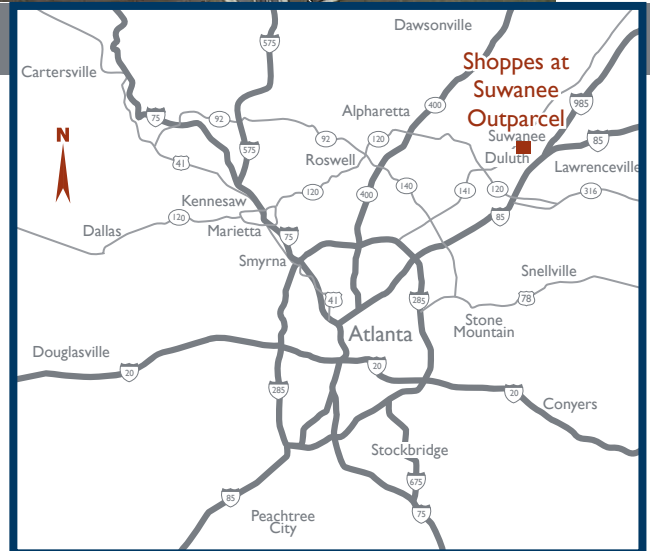
SHOPPES AT SUWANEE OUTPARCEL

4065 MCGINNIS FERRY ROAD, SUWANEE, GA 30024



PROPERTY DETAILS

- Outparcel available in the upscale Shoppes at Suwanee retail & medical center in Gwinnett County
- Build to Suit/Ground lease up to 5,400 SF; utilities will be stubbed/pad prepared; drive-thru permissible
- Located on Peachtree Industrial Boulevard (36,000 VPD) at McGinnis Ferry Road (39,000 VPD); has easy access and multiple points of ingress and egress
- Tenants include Gwinnett Medical's Primary Care Specialty Center, Thomas Eye Group, Peachtree Pediatric Urgent Care, Famous Toastery and Cooley's Pizza; Walgreens and Bank of America are on site
- 100 new townhome units adjacent to the center bringing 300+ new residents; 3 new residential projects 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



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SHOPPES AT SUWANEES OUTPARCEL

4065 MCGINNIS FERRY ROAD, SUWANEES, GA 30024



TRAFFIC COUNTS

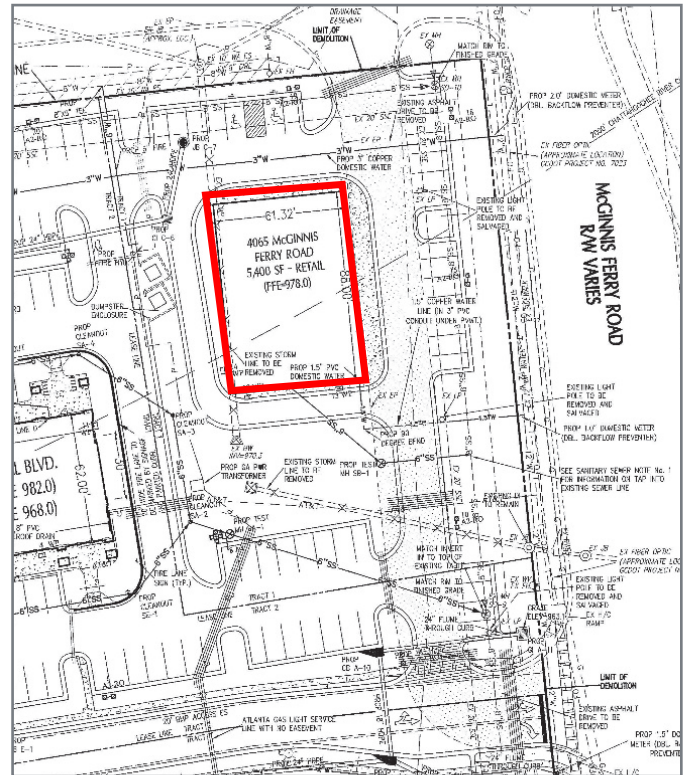
Peachtree Industrial Blvd 36,000 VPD
 McGinnis Ferry Rd 39,000 VPD

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. 34.047886 Long. -84.0935937



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