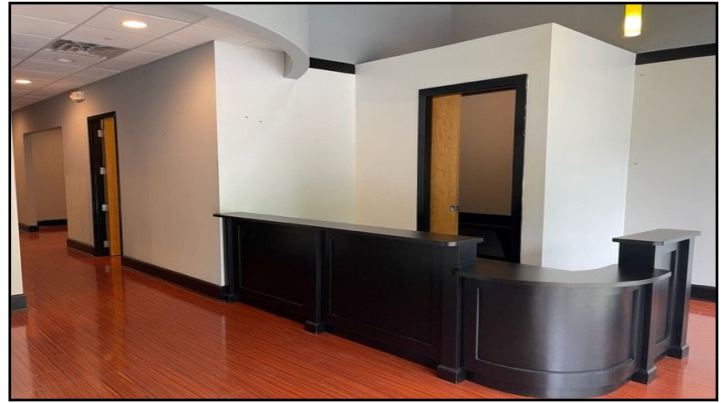


OFFICE - MEDICAL SPACE

“THE SHOPS AT MOORE ROAD”
4140 Moore Road, Suite B-114
Suwanee, GA 30024

FOR LEASE

1,831 Sq. Ft.



Demographics:

	0-1 Mile	0-3 Miles	0-5 Miles
2022 Est. Average HH Income	\$124,066	\$138,960	\$135,709
Population 2022 (Estimate)	9,698	54,987	167,600
Population 2026 (Projection)	10,427	59,851	182,050

Rental Rate:

Ste. B-114 - \$22/sq. ft.

EST. CAM (2023):

+/- \$5.86 per sq. ft.

For Information:

Philip Hollier
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Ste. 230
Duluth, GA 30097
(770) 814-0061 (W)
(770) 623-6660 (Fax)
www.nygaardproperties.com

- Beautifully Finished Office Space
- Ideal for Office or Medical Use
- Reception and Waiting Area
- (5) Private Offices
- X-Ray Room
- Open Office/Conference Room
- Storage Area
- (2) Restrooms
- Zoned—C2 (Retail)
- City limits of Suwanee just North of McGinnis Ferry Rd./Peachtree Industrial. Blvd.
- Convenient Parking

