

RETAIL/OFFICE SPACE

FOR LEASE

“The Plaza at Suwanee Station” - Ste. 3107
1300 Peachtree Industrial Blvd.,
Suwanee, GA 30024

1,350 Sq. Ft.



Outstanding Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2022 Average HH Income	\$108,793	\$135,161	\$132,837
Population 2022 Estimate	9,047	55,711	170,980
Population 2027 Projection	9,728	60,517	184,789

Base Rent:

\$1,850 Per Month
plus:

EST. CAM (2022):

\$452.15 Per Month

- Open Floor Plan, New LVT Floors, New LED Lighting
 - (2) ADA-Compliant Restrooms
 - 10' Ceilings, Sprinklered, Solid Wood Doors
- Large Glass Storefront with Plenty of Natural Light
 - Surplus of Convenient Parking Available
 - 1st Floor Location
- Zoning—C-2A: City Limits of Suwanee, Gwinnett County

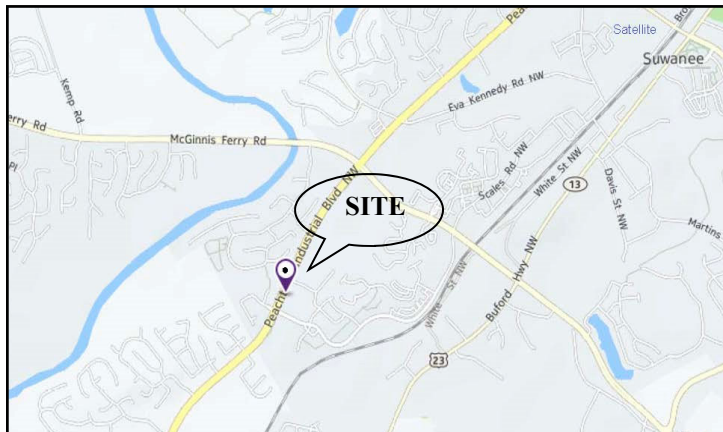
For Information:

Philip Hollier
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Ste. 230
Duluth, GA 30097

www.nygaardproperties.com



Directions:

Just North of The Fresh Market on Peachtree Industrial Blvd. and South of McGinnis Ferry Rd.