



Property Highlights...

10,020 SF Chipotle/Verizon center located at Lawrenceville Suwanee Road and I-85 in Suwanee, Georgia.

Property is located on an outparcel of Suwanee Gateway, the mixed-use development with Lowe's, Main Event Entertainment, Starbucks, McDonalds, and 800+ apartment units.

Incredibly busy area with over 22,700 employees within 3 miles and Traffic Counts of 165,499 VPD on I-85.

It was recently announced that Chick Fil-A will be constructing a freestanding location with a drive thru adjacent to the center.

Shopping Center is now 100% Leased!

TRAFFIC COUNTS

38,729 VPD – Lawrenceville Suwanee Rd
165,499 VPD – Interstate 85

Total Population:

Daytime Population:

Median HH Incomes:

1-Mile	3-Mile	5-Mile
4,074	64,912	180,035
5,864	22,784	66,719
\$101,255	\$96,926	\$90,408

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

TERRACES AT SUWANEE GATEWAY

Property Photos



TERRACES AT SUWANEE GATEWAY

Property Site Plan

