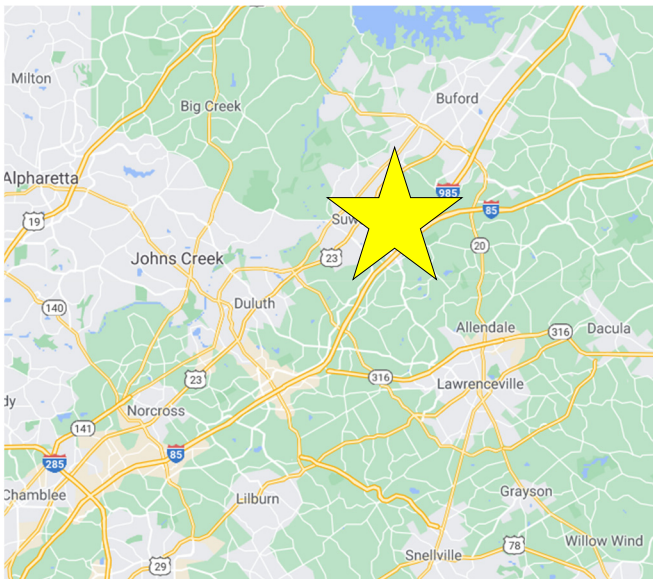


FULLY LEASED!



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
Total Population:	4,074	64,912	180,035
Daytime Population:	5,864	22,784	66,719
Median HH Incomes:	\$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.



