

## Property Highlights

19,130 SF retail center located at Lawrenceville Suwanee Road and Satellite Boulevard in Suwanee, Georgia.

Huge daytime traffic with 3 million SF of office within a 5-minute drive and Traffic Counts of 66,868 VPD at the intersection.

Property is within walking distance from Suwanee Gateway, the mixed-use development with Lowe's, Main Event Entertainment, Starbucks, McDonalds, 600,000 SF office, and 800+ apt units.

Positioned in a very affluent area with Household Incomes above \$100,000 in just a 1-mile radius.

1,260 square feet available.

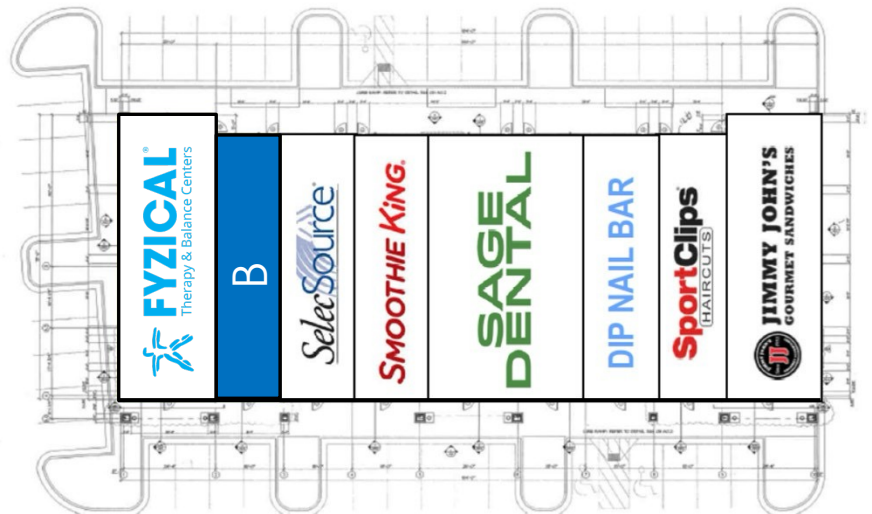
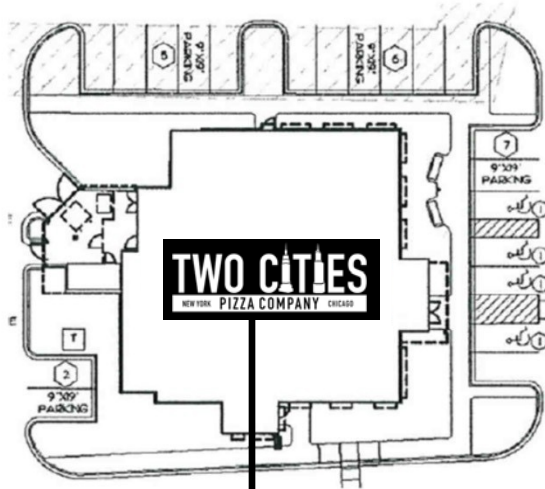
	1-Mile	3-Mile	5-Mile
Total Population:	4,593	57,809	170,332
Daytime Population:	6,063	29,577	72,612
Median HH Incomes:	\$94,407	\$89,600	\$85,423



### TRAFFIC COUNTS

46,748 VPD – Lawrenceville Suwanee Rd  
20,120 VPD – Satellite Boulevard





SUITE	TENANT	SIZE (SF)
A	FYZICAL Therapy & Balance	1,875
<b>B</b>	<b>AVAILABLE</b>	<b>1,260</b>
C	SelecSource Staffing	1,260
D	Smoothie King	1,260
E-F	Sage Dental	3,080
G	Dip Nail Bar	1,260
H	Sport Clips	1,358
I	Jimmy John's	1,777
FSB	Two Cities Pizza Company	6,000