

YOUR SIGN HERE


**SUWANEE MEDICAL BUILDING**


3265 Peachtree Pkwy, Suwanee, GA 30024




## DEMOGRAPHICS

### 1 MILE


 4,617  
Estimated population


 2,680  
Estimated daytime population


 \$205,749  
Average household income

 1,383  
Households

### 3 MILE


 68,269  
Estimated population


 25,711  
Estimated daytime population


 \$211,292  
Average household income


 21,706  
Households

### 5 MILE

 192,672  
Estimated population

 72,307  
Estimated daytime population

 \$194,867  
Average household income

 63,800  
Households

## DRIVE TIME POPULATION

**5 Min**  6,993

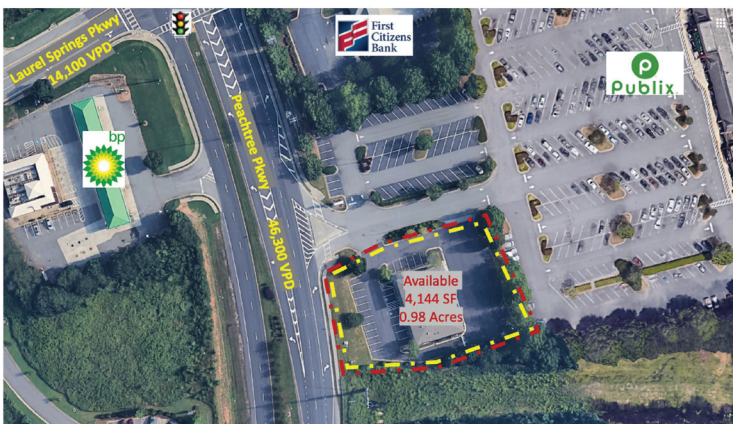
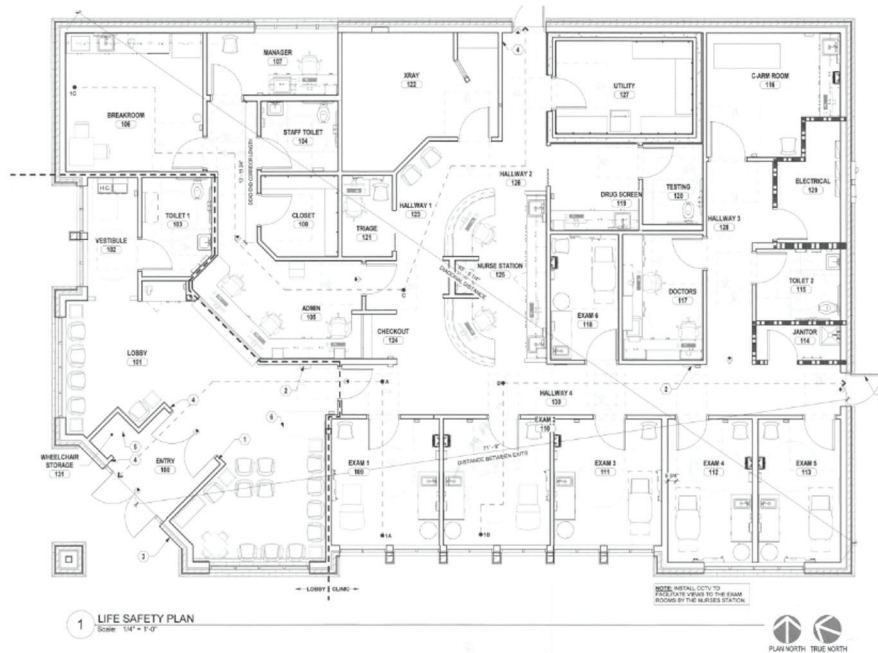
**10 Min**  69,453

**15 Min**  169,307

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

**SITE PLAN**

SUITE	TENANT	SIZE
1	Available	4,144 SF



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## HIGHLIGHTS

- 4,144 SF former retail medical/bank building located in the Publix-anchored shopping center The Shops at Laurel Springs.
- Located close to the intersection of heavily trafficked Peachtree Pkwy (43,600 VPD) and Laurel Springs Pkwy (13,000 VPD).
- Cross access with Publix center.
- Excellent street front visibility and signage.
- Surrounded by a healthy mix of residential, retail, and office development.



46,100 on Peachtree Pkwy  
14,100 on Laurel Springs Pkwy



Right In/Right Out from Peachtree Pkwy.  
Cross access from Publix shopping center.



Signage options are available.

