

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

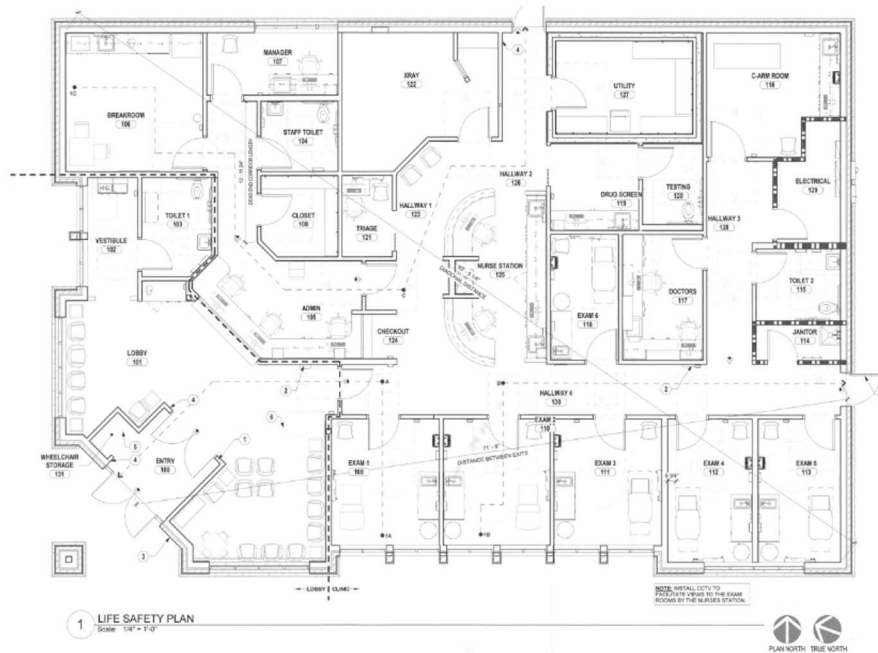


169,307

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.

