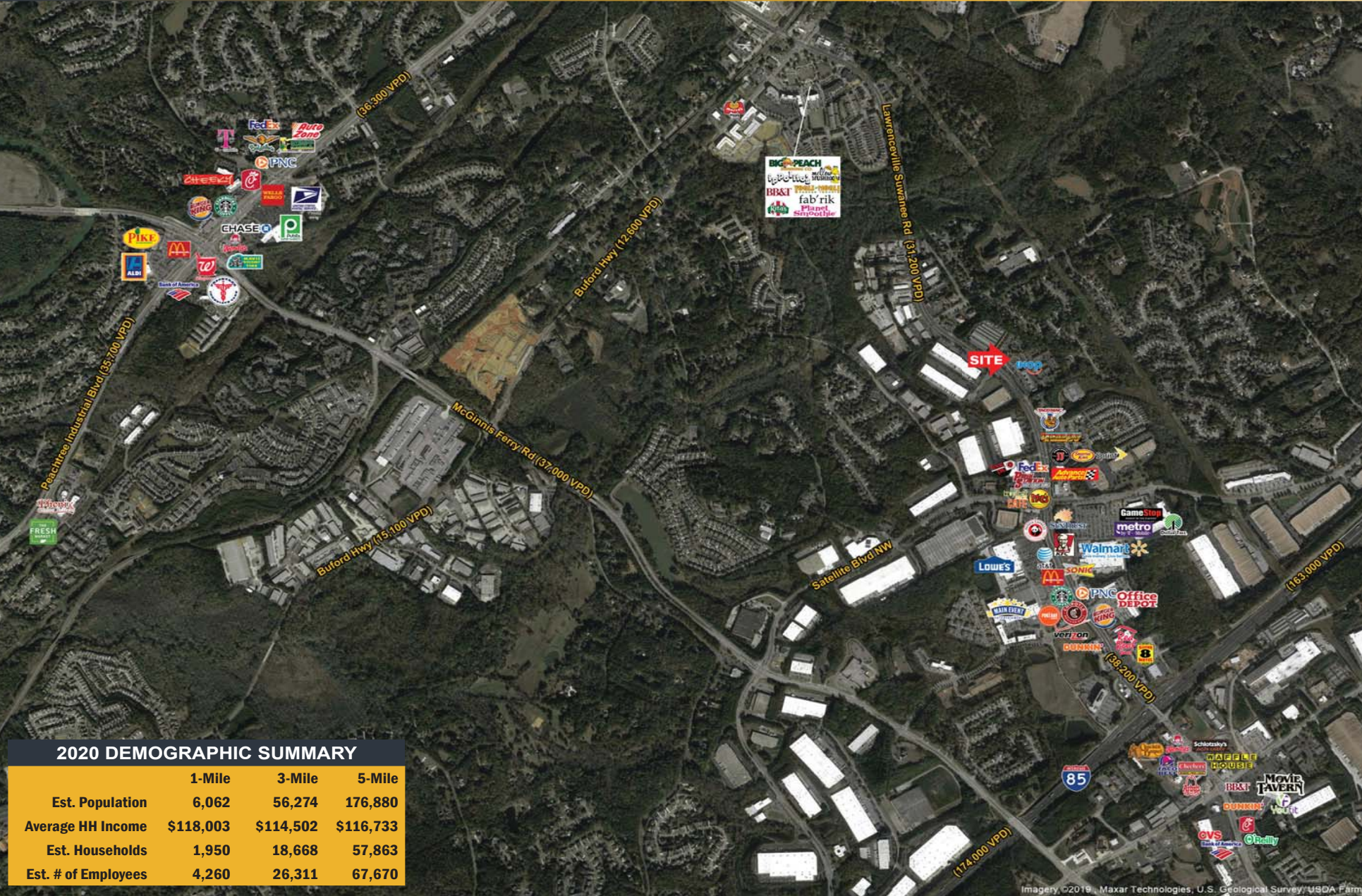


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SUWANEE, GA

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LAND AVAILABLE



| 2020 DEMOGRAPHIC SUMMARY | | | |
|--------------------------|-----------|-----------|-----------|
| | 1-Mile | 3-Mile | 5-Mile |
| Est. Population | 6,062 | 56,274 | 176,880 |
| Average HH Income | \$118,003 | \$114,502 | \$116,733 |
| Est. Households | 1,950 | 18,668 | 57,863 |
| Est. # of Employees | 4,260 | 26,311 | 67,670 |

.64 ACRES GRADED PAD SITE AVAILABLE
 3453 B LAWRENCEVILLE SUWANEE RD | SUWANEE, GA 30024





SUWANEE

3453 B LAWRENCEVILLE SUWANEE RD

- Located on the major thruway Lawrenceville Suwanee Rd
- Desirable and highly visible with full access
- Heavy traffic (31,200 vehicles per day on Lawrenceville Suwanee Rd)
- Convenient access to I-85 and less than one mile from Walmart and Lowe's Shopping Centers
- Strong Regional Trade Area
- Excellent Demographics

