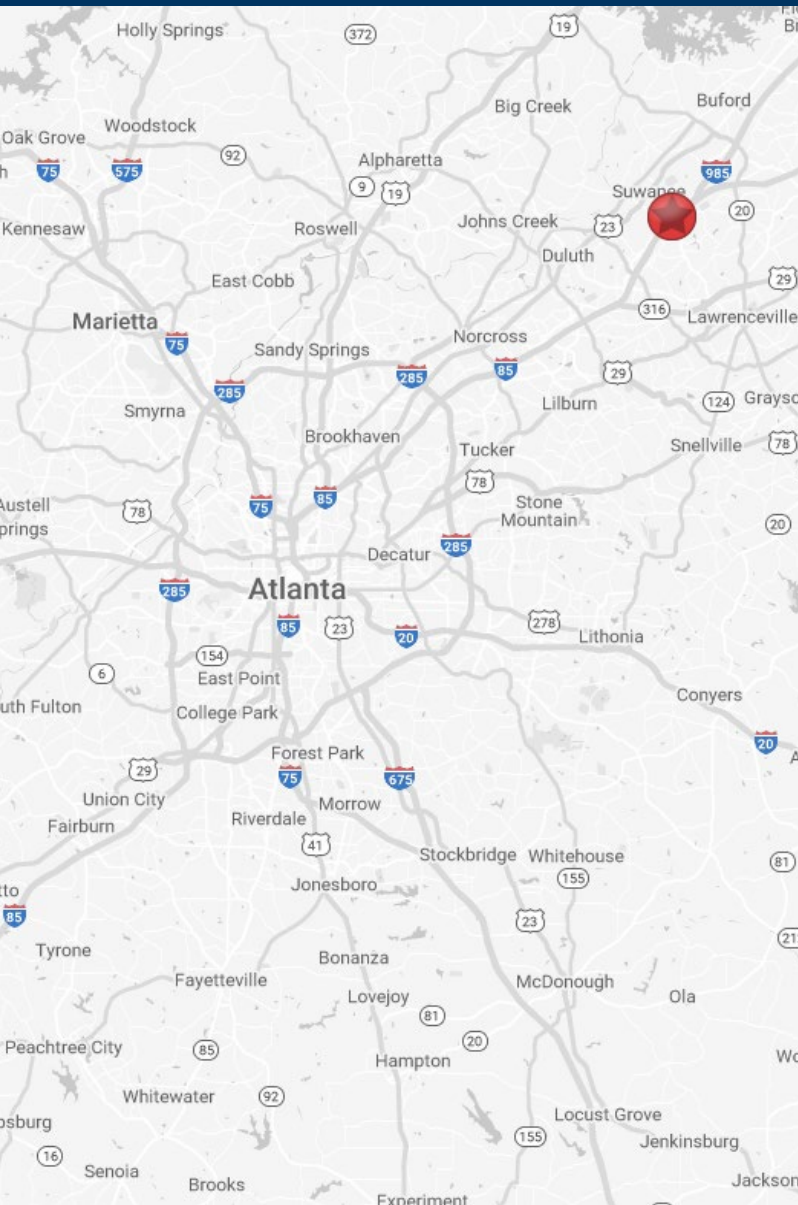
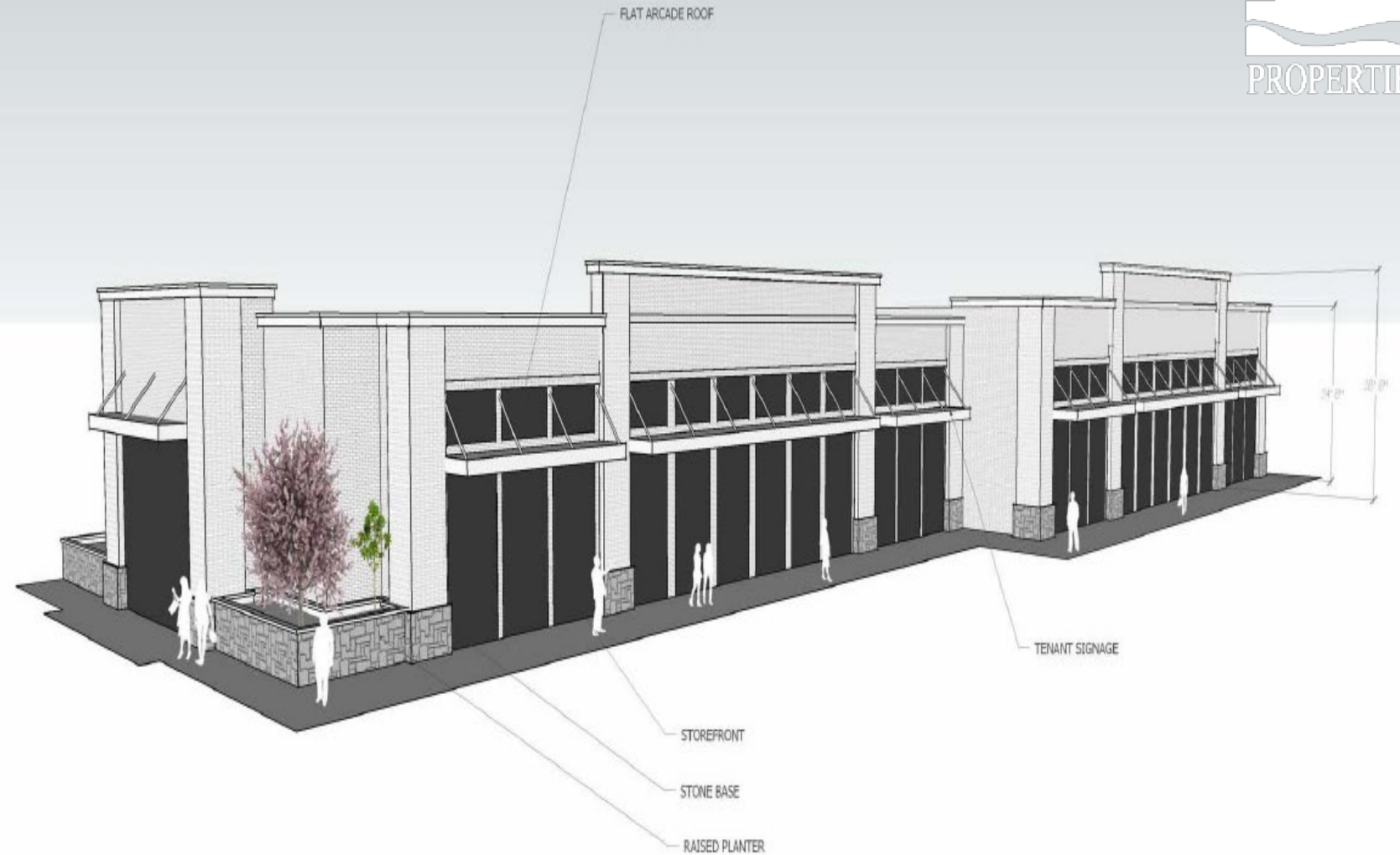


Suwanee Center

3110 Lawrenceville-Suwanee Rd.
Suwanee, GA 30024



RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

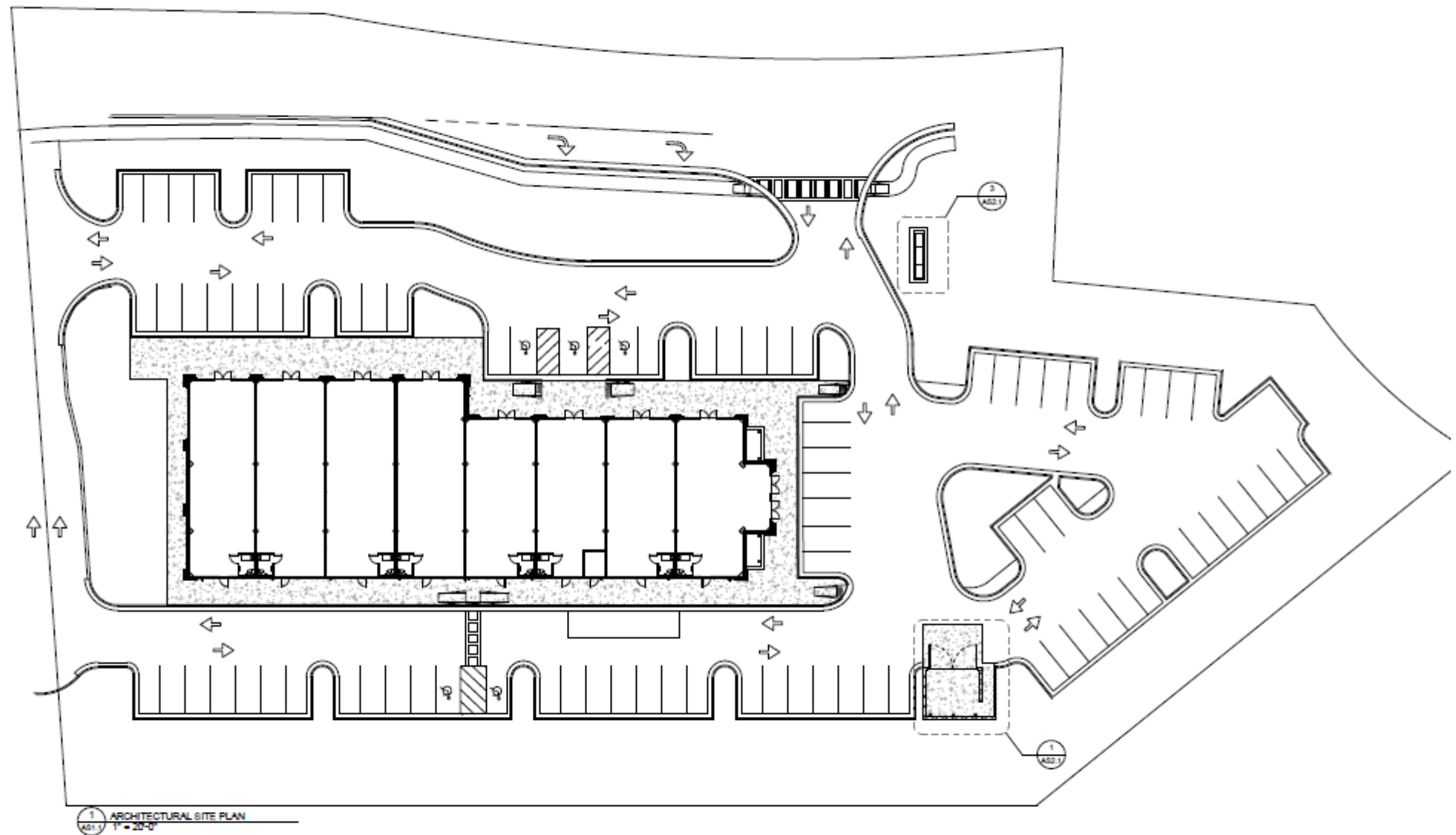
Allie Hodge
678-501-5342
Ahodge@riverwoodproperties.com

Property Highlights

- Offers up to 13,050 SF retail & restaurant spaces for lease
- Near upscale Suwanee Town Center Park and George Pierce Park
- Located near busy Hwy GA I-85
- Offers great visibility with traffic counts at 42,998 VPD
- Zoned Commercial

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LAWRENCEVILLE SUWANEE ROAD (VARIABLE R/W)



NEW DEVELOPMENT

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	4,009
3 MILE	71,413
5 MILE	187,816



2022 Daytime
Population

1 MILE	8,647
3 MILE	37,816
5 MILE	103,796



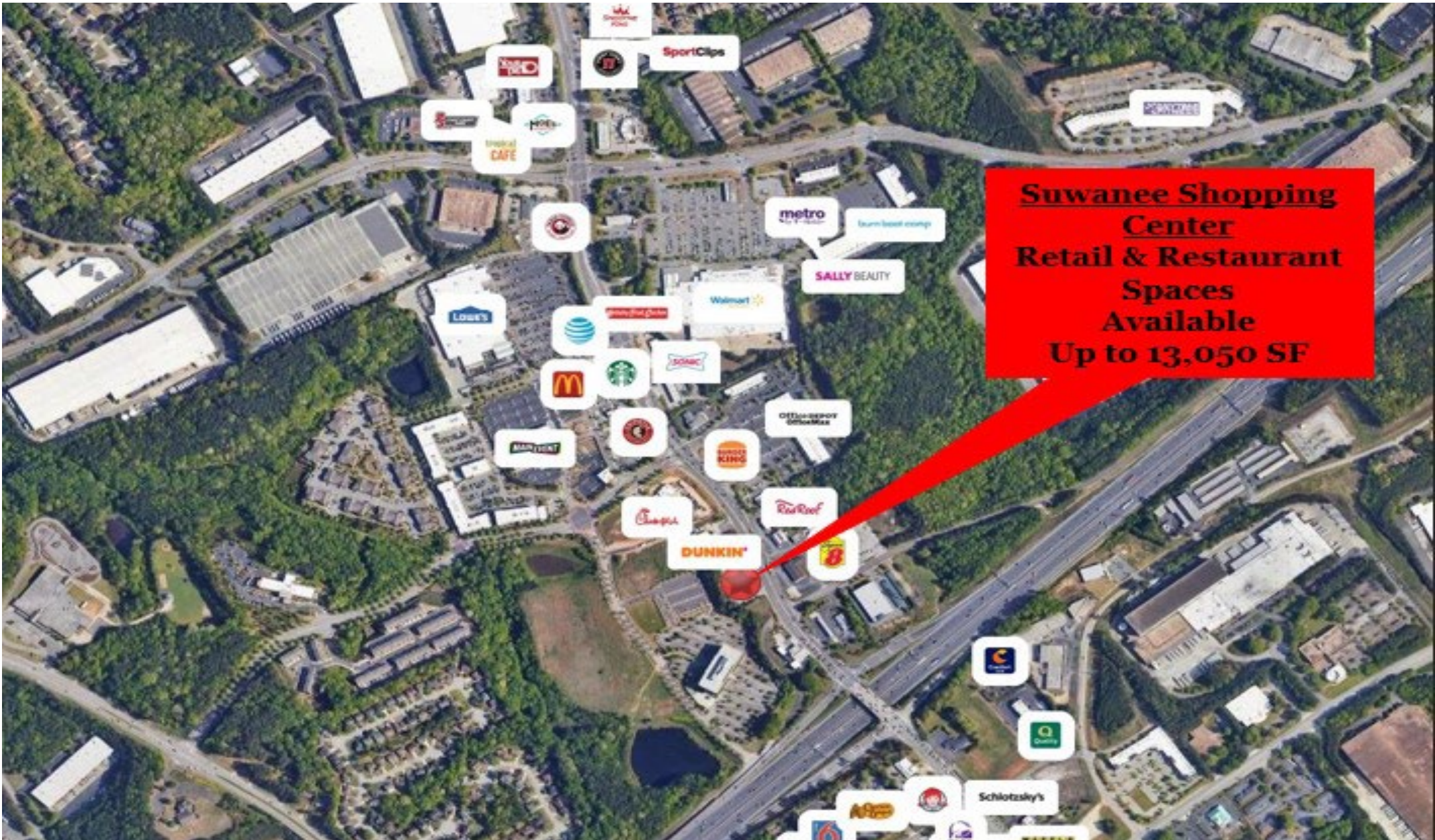
Household 2022

1 MILE	1,326
3 MILE	23,775
5 MILE	62,992



Household
Income

1 MILE	\$72,510
3 MILE	\$109,929
5 MILE	\$105,778



NEW DEVELOPMENT

Trade Area Overview