

SPACE AVAILABLE - Suwanee Crossroads

3255 & 3265 Lawrenceville-Suwanee Road, Suwanee, GA 30024



Availability

- ▶ 1,500 sf
- ▶ 3,000 sf
- ▶ 7,850 sf Restaurant Space

Demographics

	1 mile	3 miles	5 miles
2025 Population	3,806	68,987	192,036
2025 Households	1,282	23,536	65,227
Average Household Income	\$141,304	\$132,639	\$127,039
Vehicles Per Day	64,400 Combined Lawrenceville-Suwanee Rd & Satellite Blvd		

Notable and Nearby Tenants

burn boot camp

Walmart
Save money. Live better.



DOLLAR TREE



MAIN EVENT

PNC BANK

STARBUCKS

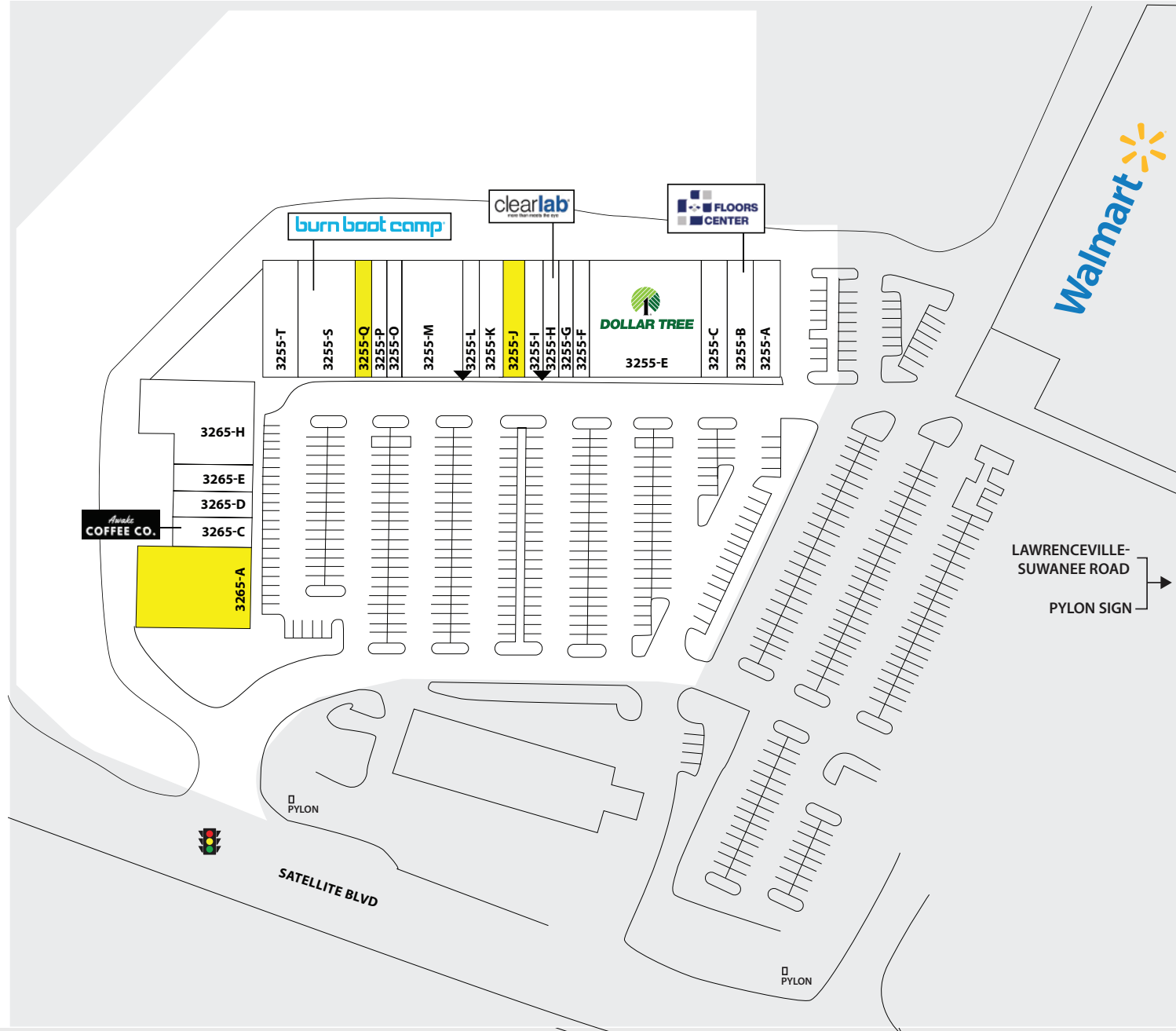


Center Features

- ▶ Walmart Supercenter shadow-anchored center with 2.9 million annual visits combined.
- ▶ Strong HHI above \$125k in 5 mile radius.
- ▶ Less than half a mile to I-85 exit 111, State Route 317, Lawrenceville-Suwanee Road.
- ▶ At corner of heavily traveled, signalized intersection with Satellite Blvd.
- ▶ Gwinnett County is one of metro Atlanta's largest, fastest-growing, and most diverse counties.
- ▶ 4 access points into the shopping center.

SITE PLAN - Suwanee Crossroads

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CRORF II SUWANEE CROSSROADS

Suwanee, GA

Suite	Tenant	Area (SF)
3265-A	AVAILABLE	8,979
3265-C	Awake Coffee Co.	
3265-D	A7 Learning	
3265-E	Saigon Fresh Noodles	
3265-H	Beauty Depot	
3255-T	Nanoom	
3255-S	Burn Boot Camp	
3255-Q	AVAILABLE	1,514
3255-P	Mail Depot	
3255-O	99K Chicken & Pizza	
3255-M	Moo Bong Ri	
3255-L	The Gifts	
3255-K	May Massage	
3255-J	AVAILABLE	2,009
3255-I	Moo Bong Ri Korean Restaurant	
3255-H	Clearlab	
3255-G	IRU Hair	
3255-F	Star Nails	
3255-E	Dollar Tree	
3255-C	Wagner Staffing	
3255-B	Floors Center	
3255-A	Metro PCS/T-Link	
TOTAL		69,600

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

Separately Owned Outparcel Vacant



AREA MAP AND NEIGHBORING CENTERS

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The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice. Seller or Landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.