

# Historic Pierce's Corner

597 Main St., Suwanee, GA 30024

7,000 SF Retail Building For Lease

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FOR MORE INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com



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# Historic Pierces Corner

*Where Suwanee Comes Together*

597 Main St., Suwanee, GA 30024



*A rare opportunity to create a destination —  
not just a business.*

*Pierce's Corner is designed for the operator  
who understands that today's customers  
don't just go out... they gather.*



## The Historic Center of Suwanee

Pierce's Corner presents a freestanding historic property located on Main Street in one of Suwanee's most desirable and fast-growing corridors, offering strong visibility, access, and a built-in customer base ideal for a high-quality dining or experiential concept. This unique and prime location presents an opportunity to create a place people return to — not just visit.

» **7,000 SF freestanding building circa 1910**

*A property with room to create something truly experiential  
Two levels 4,020 SF on first floor and 3,000 SF on 2<sup>nd</sup> level*

» **Elevated patio and outdoor seating options**

*Built for lingering, not just turnover*

» **Historic charm with restaurant ready infrastructure**

» **High visibility in the heart of Old Town Suwanee**

*Be the place everyone knows*

» **Growing and affluent community**

*A built-in audience looking for their "go-to" spot*

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The two-story property is perfectly suited for an operator who understands that today's success isn't just about food — it's about experience. Pierce's Corner offers a scale rarely available in Suwanee — allowing for a true indoor-outdoor experience, flexible seating, and a concept that goes beyond dining.

## Ideal concepts include:

- » **Elevated casual / chef-driven restaurant**
- » **Brewery, beer garden or taproom with food component**
- » **Wine bar or social dining concept**
- » **Coffee-to-cocktails hybrid**
- » **Community-focused gathering concept**

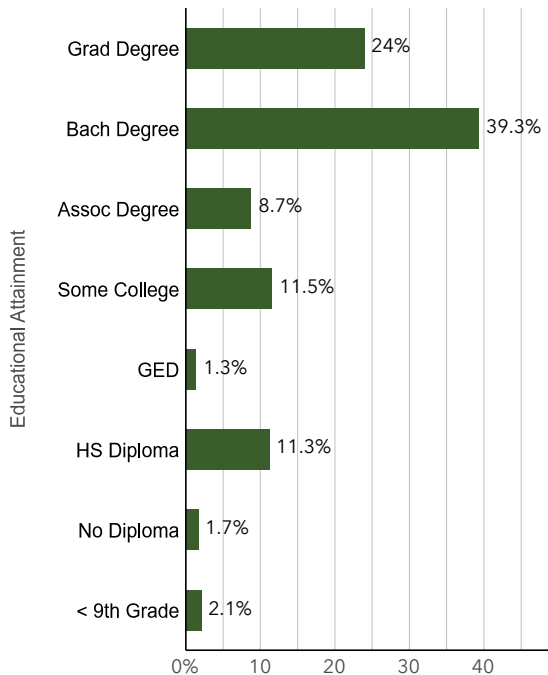
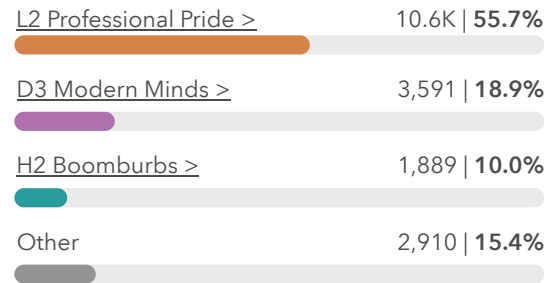


## Demographics - Within 3 Miles

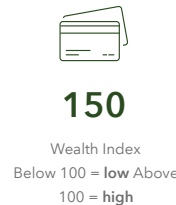


### Tapestry

Top 3 segments by household count



### About the Community



## Restaurant Spending Facts

**151**

TOTAL RESTAURANTS

Includes Full-Service restaurants, Limited-Service restaurants, and Special Food Services

**Gross Restaurant Sales City of Suwanee (median of 2024 and 2025)**

**FULL SERVICE RESTAURANTS**  
**\$101,848,964 / year**

**LIMITED SERVICE RESTAURANTS**  
**\$56,649,166 / year**

**SPECIAL FOOD SERVICES**  
**\$1,640,065 / year**

**AVERAGE RESTAURANT STORE SALES**  
**\$1,050,743 / year**

## Suwanee Roundabout Master Plan

### *The Future of Suwanee Connected*

The Suwanee Roundabout Master Plan represents the City's vision to transform the Buford Highway corridor into a connected, walkable extension of downtown. Centered around the roundabout at Buford Highway and Russell Street, this initiative is designed to unify Old Town and Town Center into one continuous, experience-driven district.

### *Turn a connection into a destination.*

What was once a dividing corridor is being reimagined as a place for people — where streets, storefronts, and public spaces work together to create a cohesive downtown environment.

[LEARN MORE ABOUT THE PROJECT](#)



## What's Coming

- » A Walkable Corridor
- » Enhanced sidewalks, safer crossings, and pedestrian-first design
- » Mixed-Use Growth
- » Street-level retail and dining supported by residential and office uses
- » Activated Streetscape

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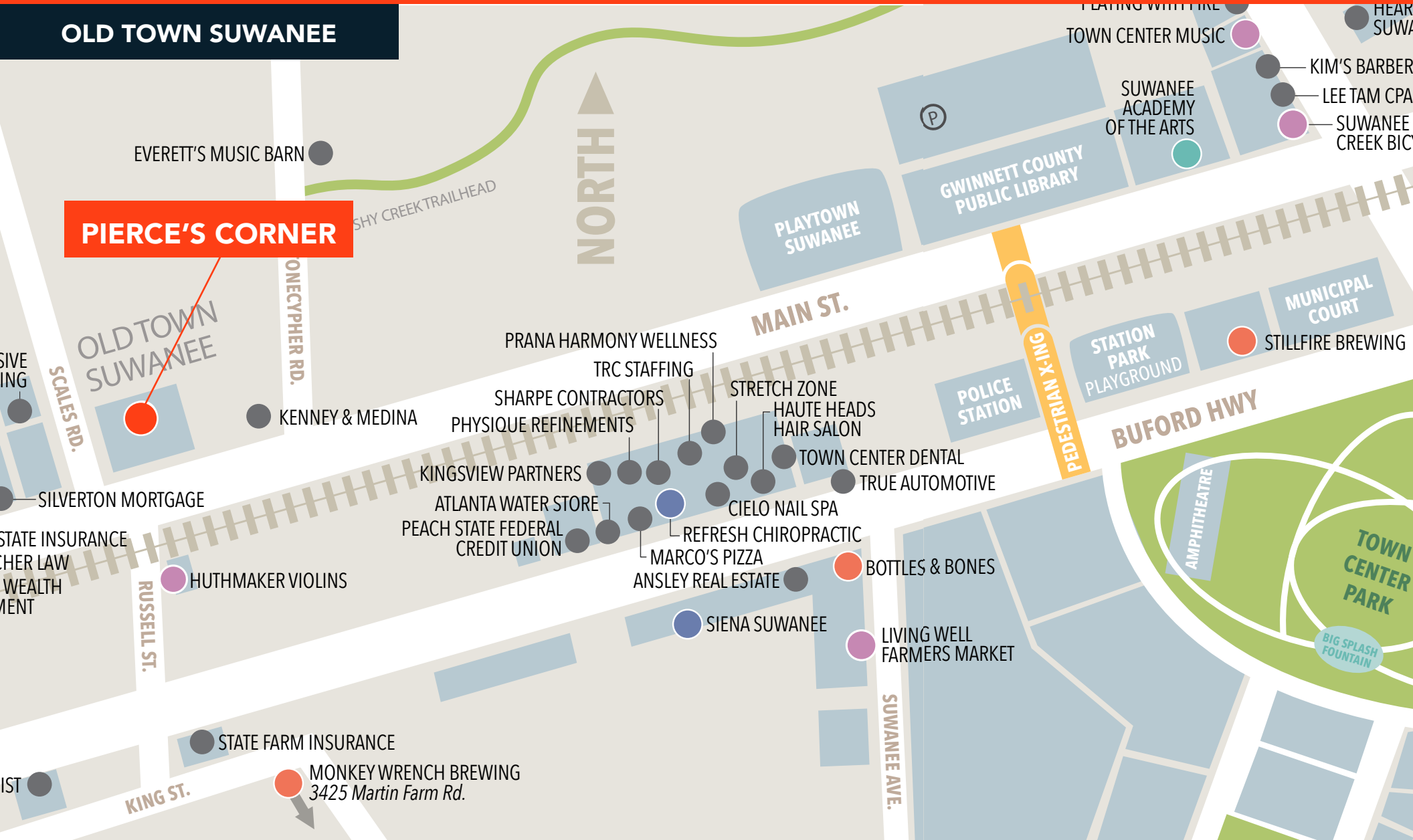
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## OLD TOWN SUWANEЕ



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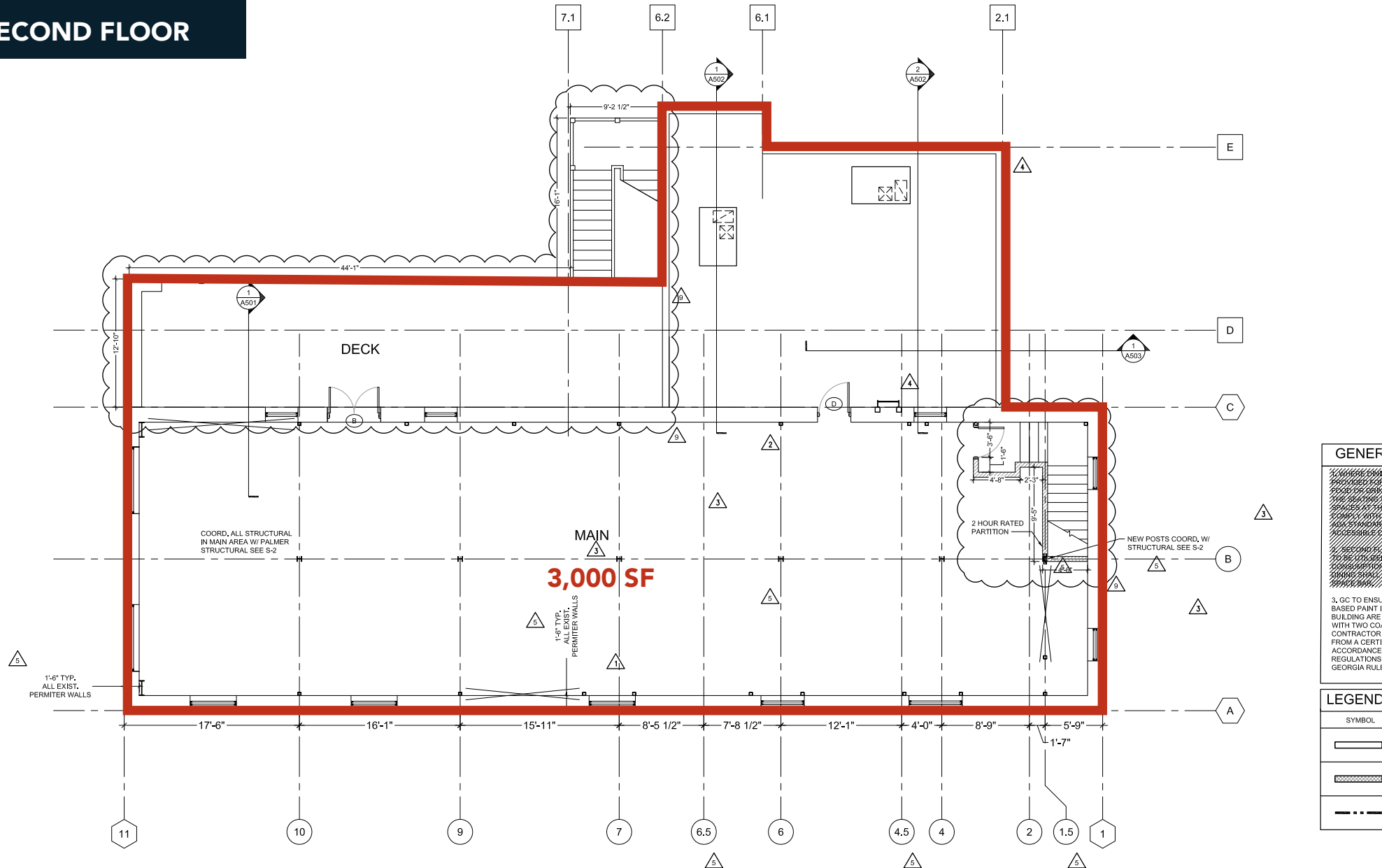


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## SECOND FLOOR



**GENEF**

3, GC TO ENSL. BASED PART I BUILDING ARE WITH TWO CO. CONTRACTOR FROM A CERTI ACCORDANCE REGULATIONS GEORGIA RULI

**LEGEND**

SYMBOL

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### MAIN STREET RENOVATION PLAN



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