

Office Building For Lease

Suwanee Office Space
3302 McGinnis Ferry Road
Suwanee, GA 30024



Suwanee Office Space

Offering Summary

Lease Rate:	\$24.00 SF/yr (Full Service)
Building Size:	11,565 SF
Available SF:	3,187 - 5,115 SF
Lot Size:	1.88 Acres

- Suite 3 is 3,187+/- SF
- Suite 5 is 5,115+/- SF
- Located on the corner of McGinnis Ferry Rd and Satellite Blvd
- First Floor Office Space Available
- Ample Parking
- Two Story Building with Elevator

Get more information

Will White

Senior Vice President
D 770 532 9911
will.white@avisonyoung.com

Frank N. Simpson, CCIM SIOR

Principal, Managing Director
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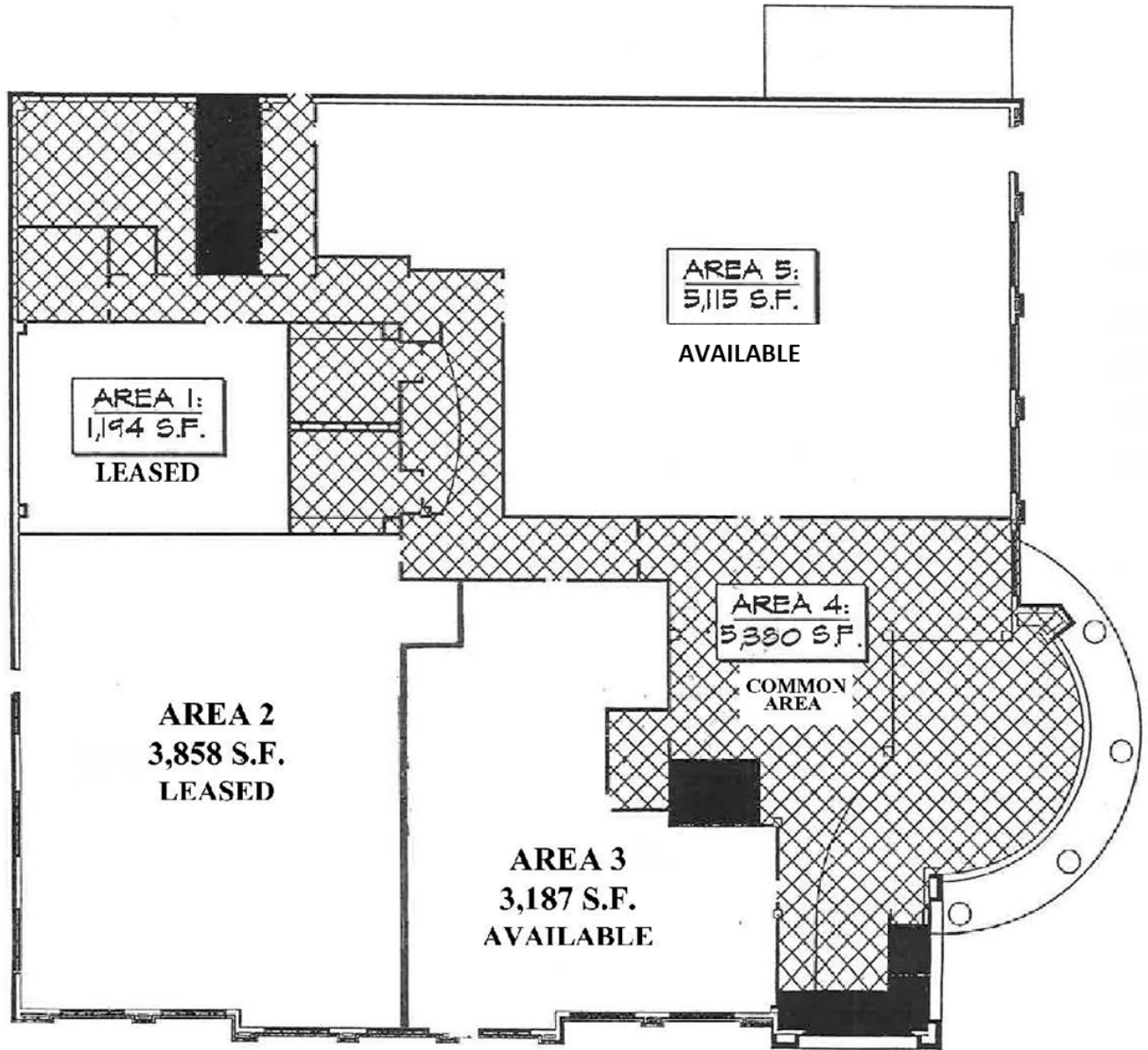


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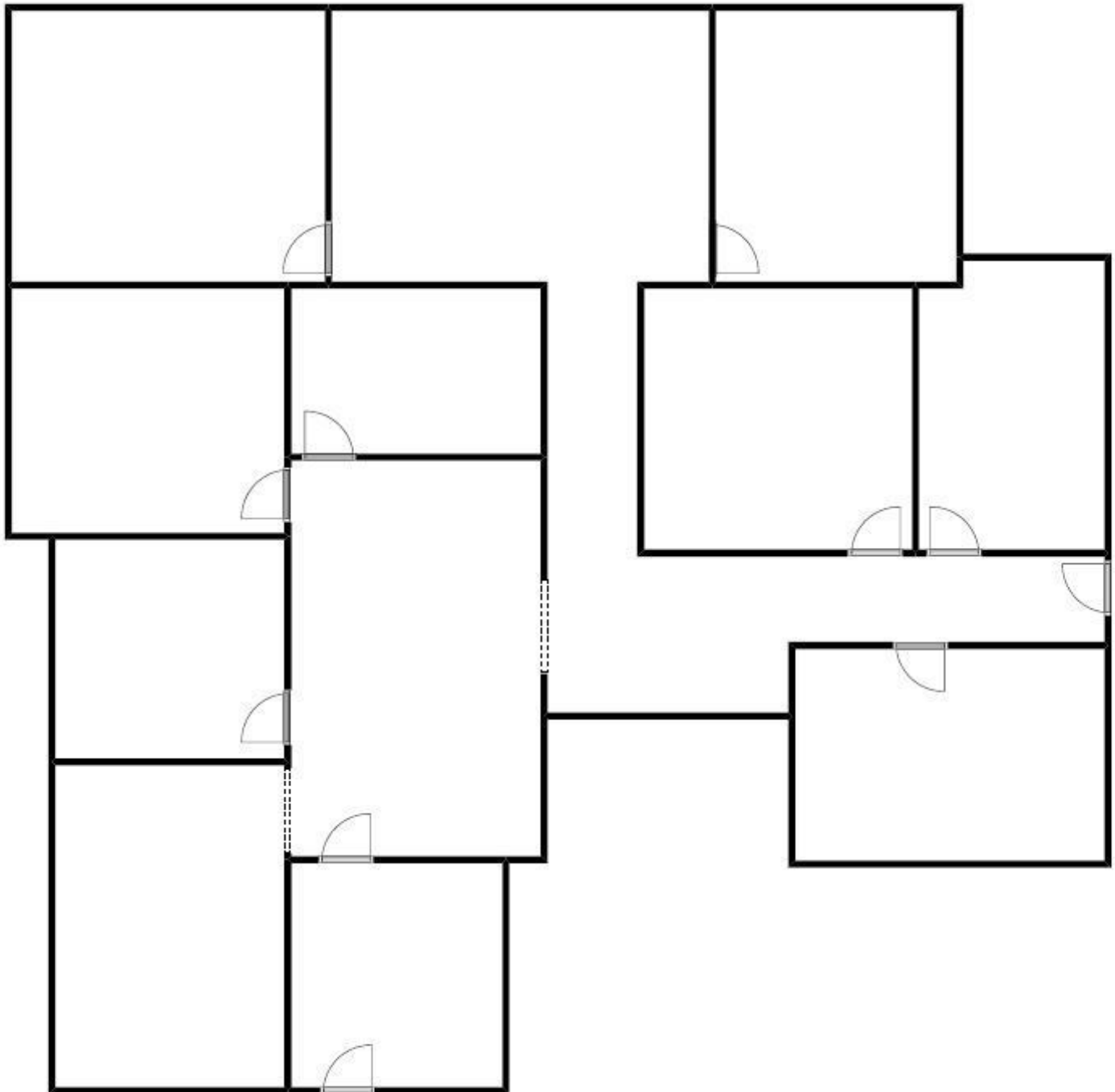
Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

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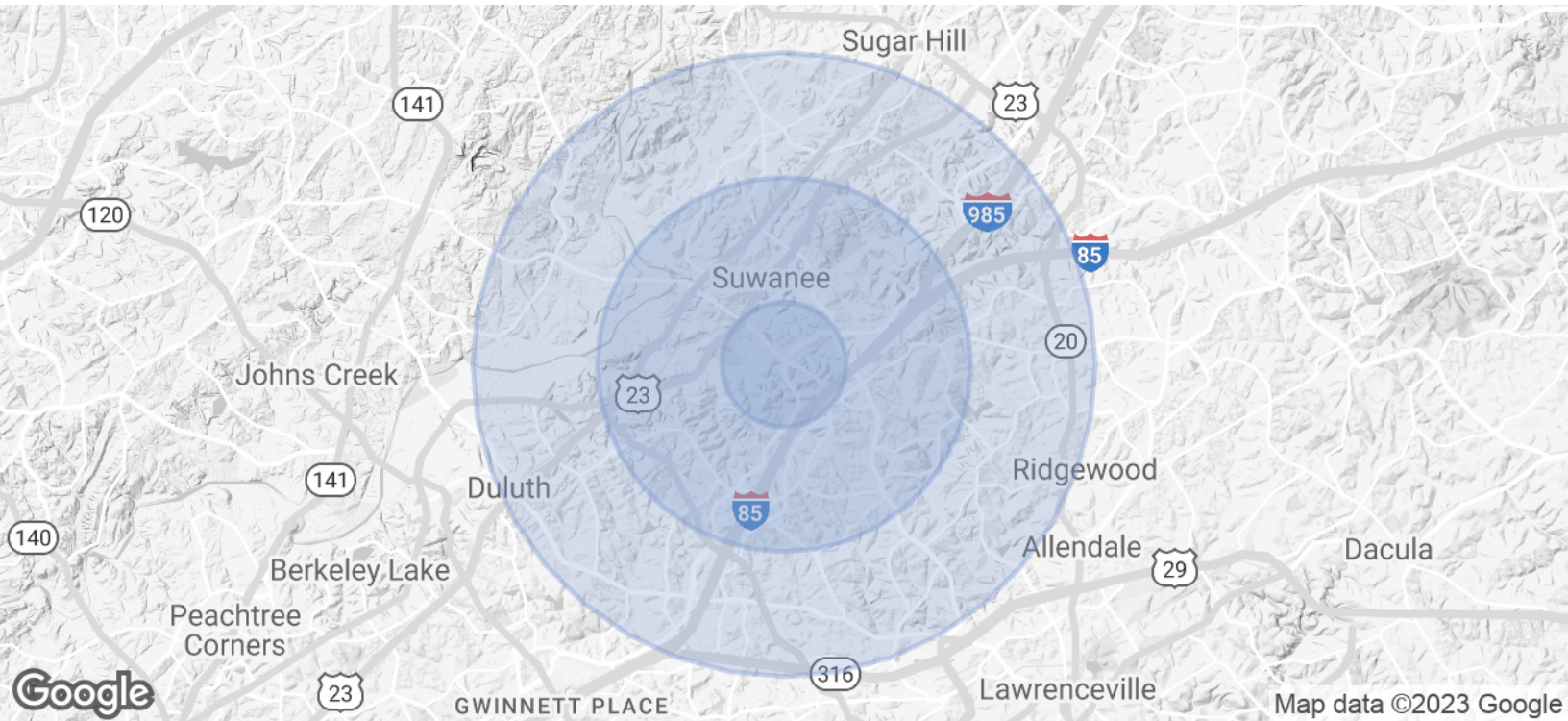
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	3,735	50,353	147,792
Average Age	32.7	35.1	35.1
Average Age (Male)	31.9	34.2	34.1
Average Age (Female)	33.3	36.0	36.1
Households & Income			
Total Households	1,480	16,681	48,391
# of Persons per HH	2.5	3.0	3.1
Average HH Income	\$81,788	\$96,349	\$99,600
Average House Value	\$294,384	\$326,041	\$338,451

* Demographic data derived from 2020 ACS - US Census

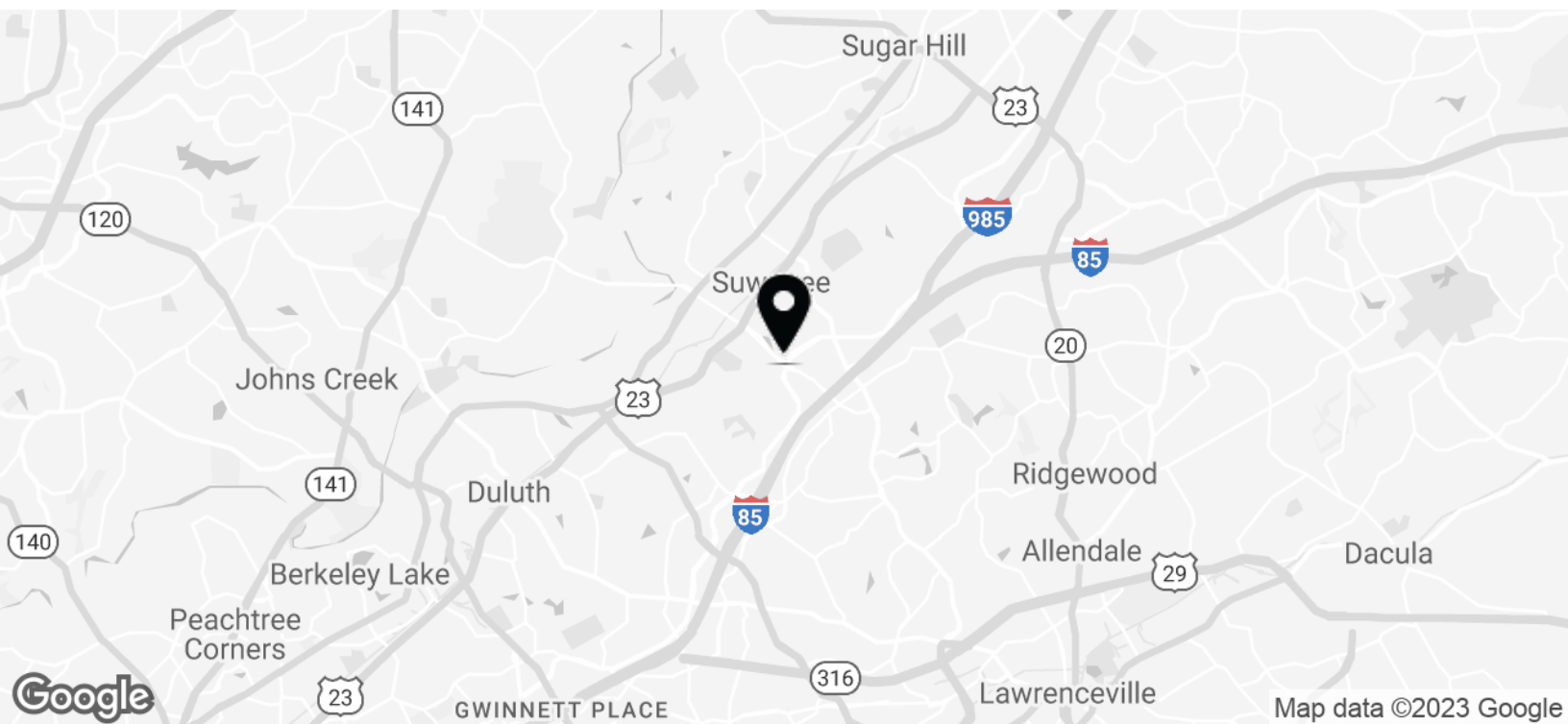
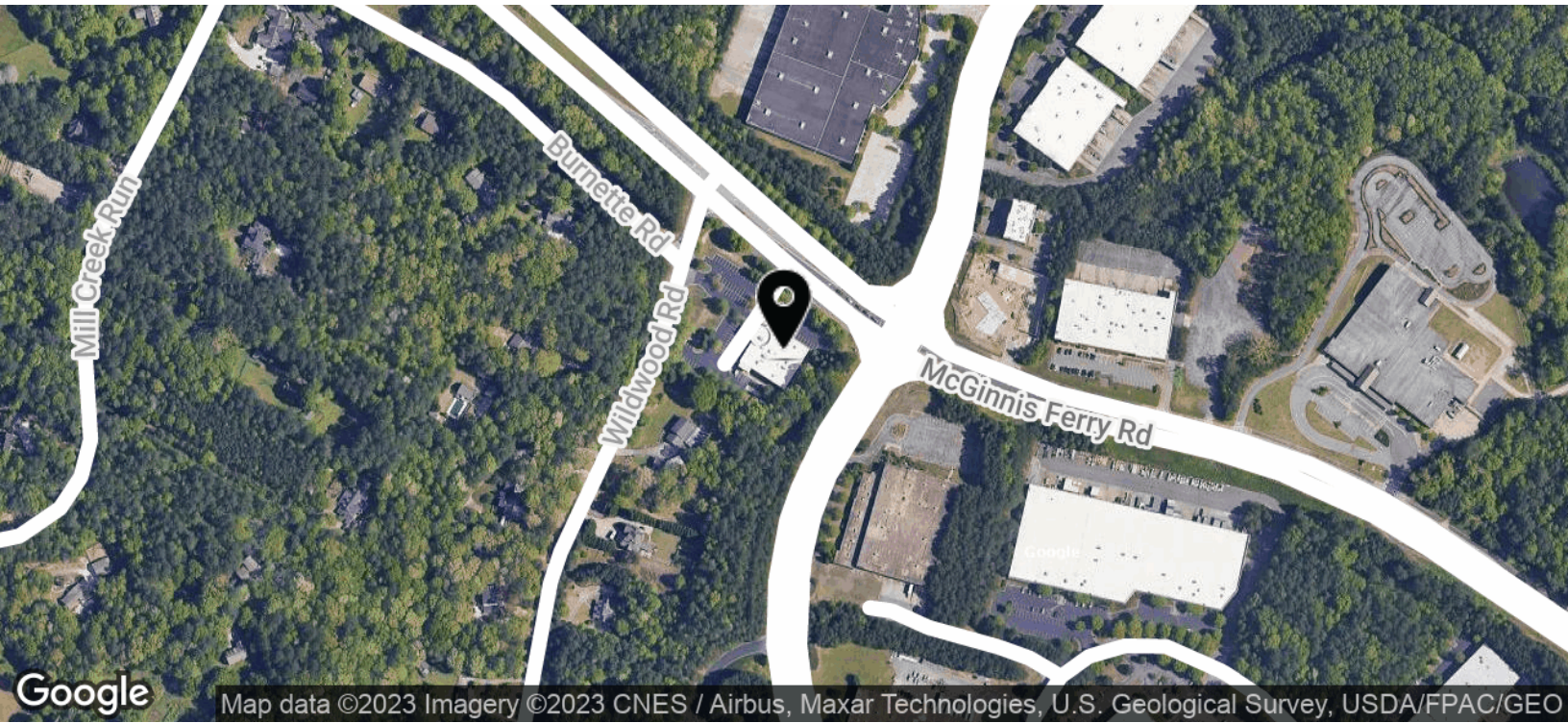


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Let's talk.

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