



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Two Retail/Office Condo Units

- Suite #2110 | 5,535 +/- SF | Commercial Kitchen
- Suite #2207 | 892 +/- SF | Currently used for vent

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

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FOR SALE

**1300 PEACHTREE INDUSTRIAL BLVD,
SUITE #2110 and #2207
SUWANEE, GA 30024**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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Suwanee | North Gwinnett – Near N Fulton, S. Forsyth

EXECUTIVE SUMMARY

THE PROPERTY

1300 PEACHTREE INDUSTRIAL BLVD,
SUITE #2110 and #2207
SUWANEE, GA 30024

PROPERTY SPECIFICATIONS

Property Type:	Retail/Office
Condo Unit Size:	Unit #2110 5,535 ± SF Unit #2207 892 ± SF
Year Built / Interior-Build Out	2007 / 2022

PRICE

Sale Price \$1,470,000 USD

INVESTMENT HIGHLIGHTS

- Two separate retail/office condo units for sale
- Unit #2110: Approximately 5,535 ± SF of space turned into a commercial kitchen (a.k.a. ghost kitchen – a virtual kitchen primarily used for food preparation and delivery – equipped with several hoods, walk-in cooler, walk-in freezer, etc.) with a dining area – see the attached layout drawing on pg. 10
- Unit #2207: Approximately 892 ± SF of the separate unit is used to route the vents from the 5,535 ± SF kitchen unit
- The current interior build-out is dated approximately 2022
- Flexible open interior
- The subject space is part of a larger retail/office development consisting of businesses including dental, medical, optometry, chiropractic, foot and ankle specialist, physical therapy, tutoring, early education, financial services, fitness, home remodeling design firm, digital art studio, and misc. retail and office users
- Ideal for businesses wanting an easy-to-find location in the central part of Suwanee with easy access “in” and “out” of the complex at the signalized entrance with quick accessibility to key corridors, including Peachtree Ind. Blvd., McGinnis Ferry Road, Buford Hwy, Satellite Blvd, Lawrenceville-Suwanee Road, Interstate I-85, etc.



TAXES / CONDO ASSOCIATION FEES

- Property Tax: (Year 2023)
 - Suite 2110 - Gwinnett County: \$9,065.04
 - Suite 2110 - City of Suwanee: \$1,665.46
 - Suite 2207 - Gwinnett County: \$3,610.62
 - Suite 2207 - City of Suwanee: \$655.98
- Condo Association Fees
 - Suite 2110 - \$933.33 per month
 - Suite 2207 - \$116.67 per month

LOCATION HIGHLIGHTS

- 1.2 ± miles to South Forsyth and North Fulton (near the border of the City of Johns Creek)
- Signalized entrance to the complex – easy ingress and egress
- Approximately 0.9 ± miles south of the intersection of Peachtree Industrial Blvd. and McGinnis Ferry Road in Suwanee
- 1.2 ± miles from the City of Johns Creek
- 1.9 ± miles west of the McGinnis Ferry Road and Buford Hwy intersection
- 2.4 ± miles south of the intersection of Peachtree Industrial Blvd. and Lawrenceville-Suwanee Road
- 2.9 ± miles west of the intersection of Satellite Blvd. and McGinnis Ferry Road
- 4.2 ± miles west of I-85 / Exit 111 (Suwanee)



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PROPERTY PHOTOS





Suwanee | North Gwinnett – Near N Fulton, S. Forsyth

PROPERTY PHOTOS





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PROPERTY PHOTOS





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PROPERTY PHOTOS





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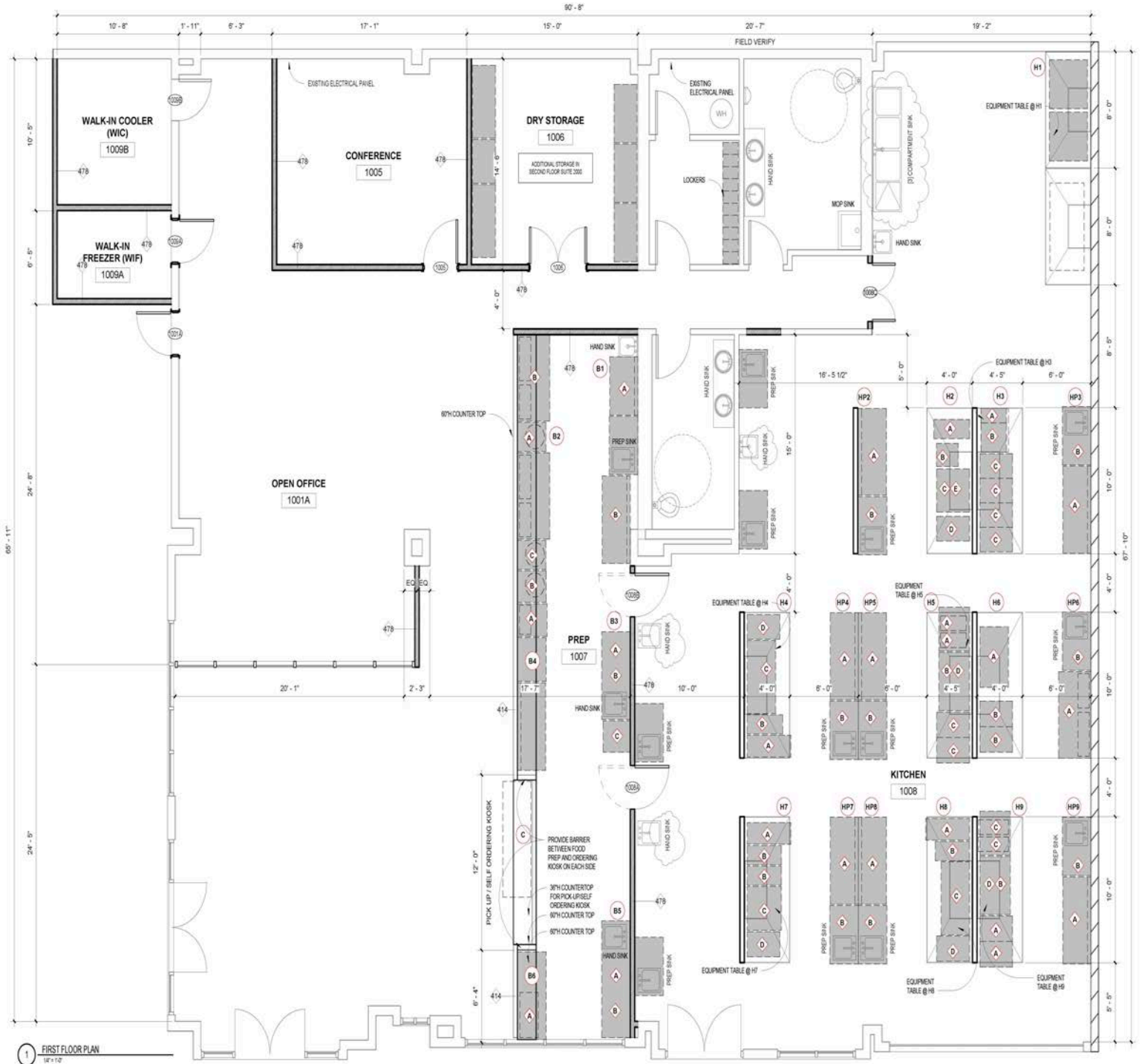
PROPERTY PHOTOS





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FLOOR PLAN - FIRST FLOOR – UNIT #2110

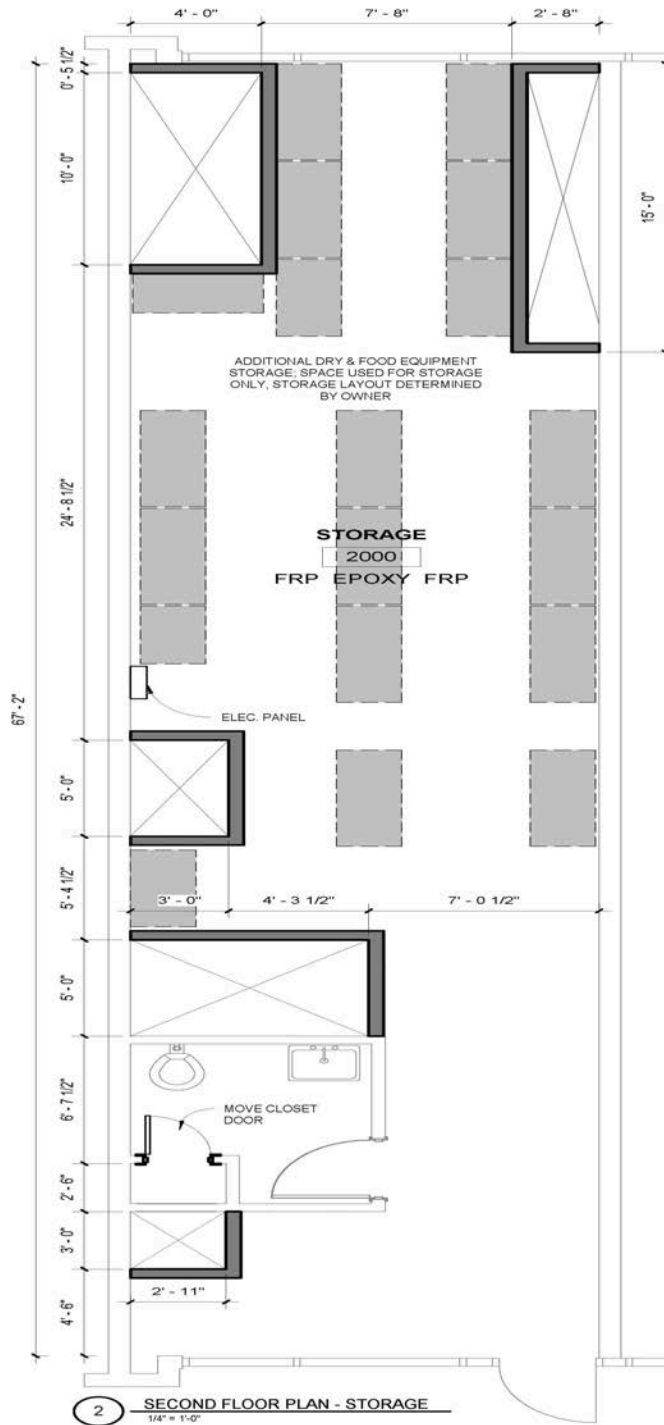


The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



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FLOOR PLAN – UPPER FLOOR – UNIT # 2207



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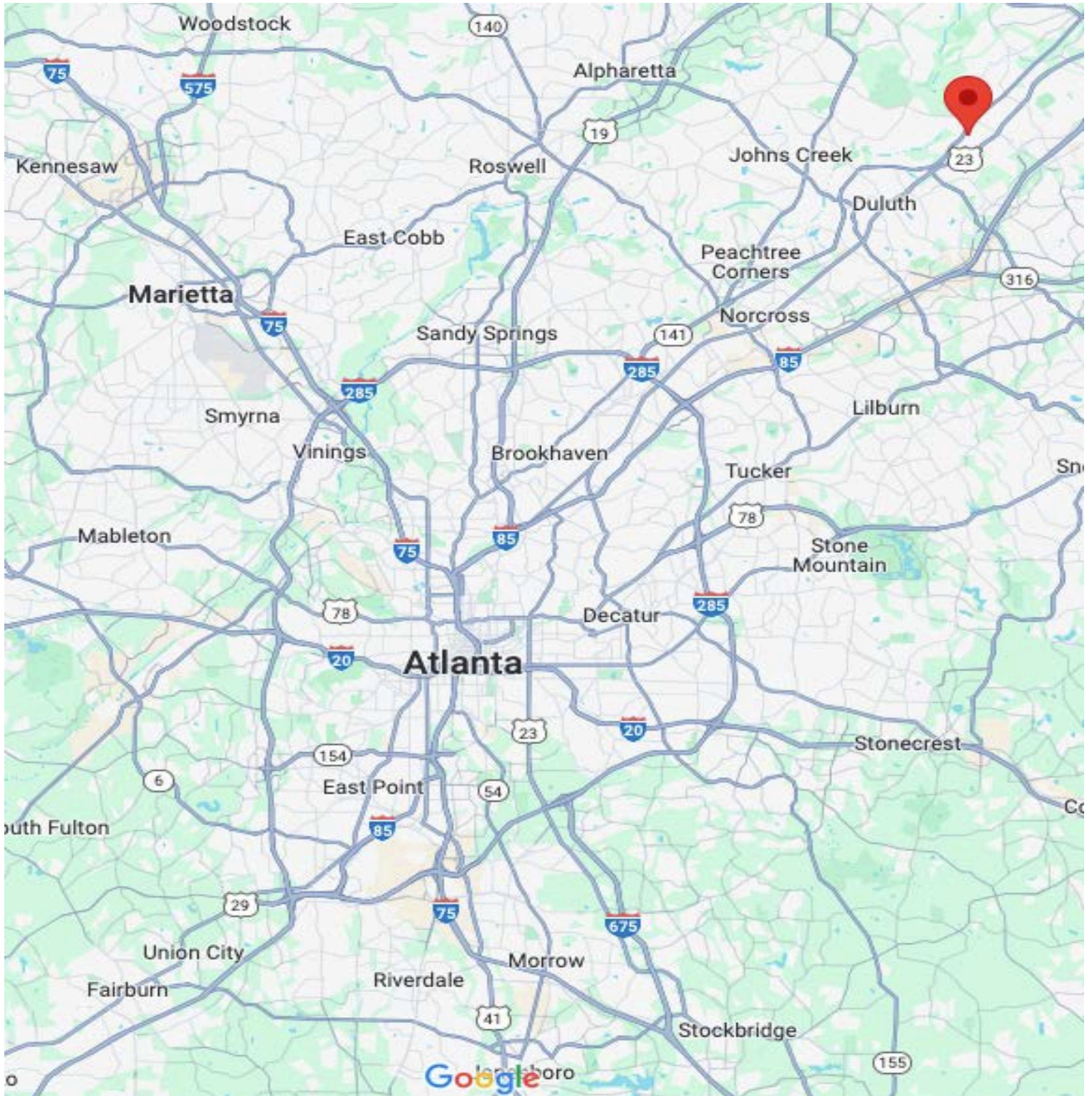
MAPS & AERIALS





Suwanee | North Gwinnett – Near N Fulton, S. Forsyth

MAPS & AERIALS





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DEMOGRAPHICS

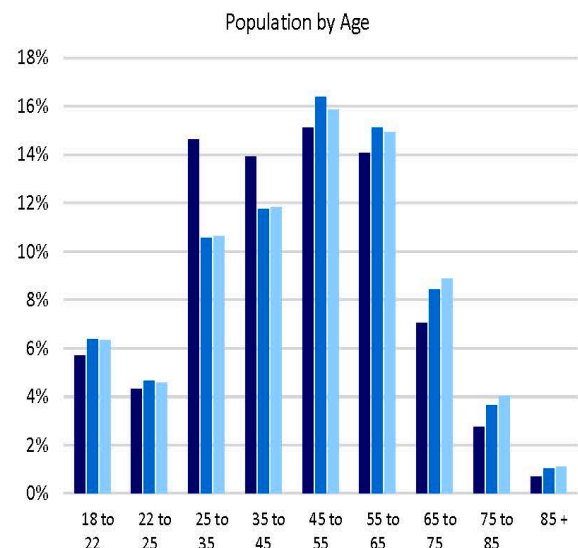
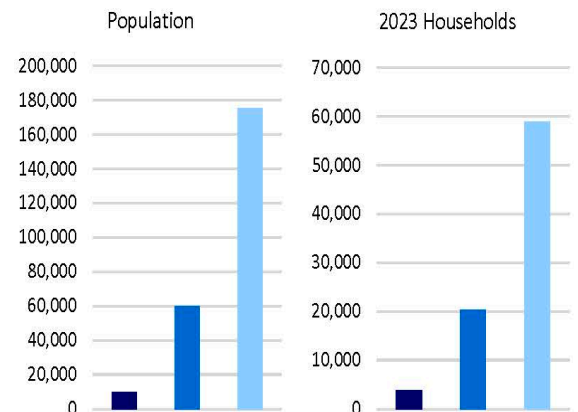
Demographics around 1300 Peachtree Industrial Blvd, Suwanee, Georgia 30024, United States



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	9,969	--	59,819	--	175,478	--
2028 Projected Population	11,436	--	67,851	--	194,475	--
Pop Growth (%)	14.7%	--	13.4%	--	10.8%	--
2023 Households	3,897	--	20,308	--	58,957	--
2028 Projected Households	4,495	--	23,112	--	65,385	--
HH Growth (%)	15.3%	--	13.8%	--	10.9%	--
Census Year						
2000 Population	3,736	--	25,591	--	89,729	--
2010 Population	9,118	--	55,658	--	167,276	--
Pop Growth (%)	144.1%	--	117.5%	--	86.4%	--
2000 Households	1,347	--	8,471	--	29,639	--
2010 Households	3,540	--	18,819	--	56,086	--
HH Growth (%)	162.8%	--	122.2%	--	89.2%	--
Total Population by Age						
Average Age (2023)	37.8		39.3		39.7	
Children (2023)						
0 - 4 Years	580		2,923		8,546	
5 - 9 Years	570		3,365		9,468	
10-13 Years	469		3,118		9,191	
14-17 Years	553		3,785		11,034	
Adults (2023)						
18 to 22	570	5.7%	3,818	6.4%	11,108	6.3%
22 to 25	430	4.3%	2,782	4.7%	8,053	4.6%
25 to 35	1,459	14.6%	6,323	10.6%	18,642	10.6%
35 to 45	1,386	13.9%	7,023	11.7%	20,767	11.8%
45 to 55	1,507	15.1%	9,804	16.4%	27,842	15.9%
55 to 65	1,402	14.1%	9,051	15.1%	26,209	14.9%
65 to 75	702	7.0%	5,044	8.4%	15,578	8.9%
75 to 85	273	2.7%	2,171	3.6%	7,071	4.0%
85 +	69	0.7%	611	1.0%	1,968	1.1%



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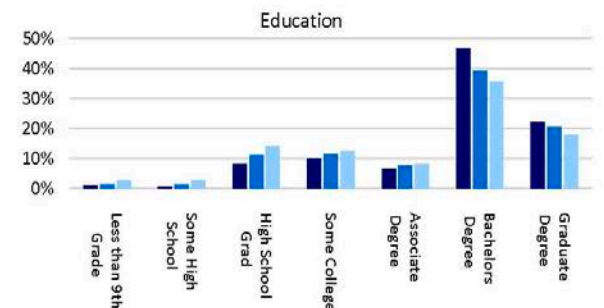
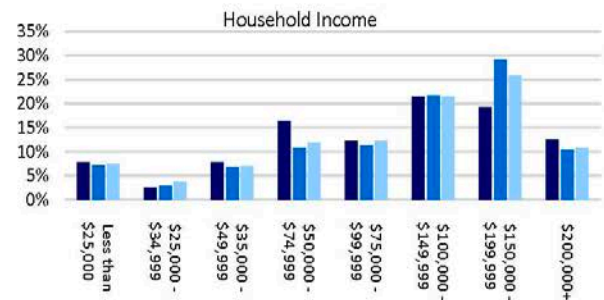
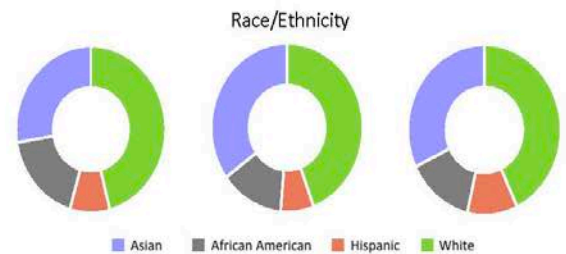
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Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	4,278	42.9%	25,198	42.1%	72,076	41.1%
Hispanic	807	8.1%	4,033	6.7%	17,888	10.2%
Black	1,671	16.8%	7,720	12.9%	23,934	13.6%
Asian	2,568	25.8%	19,948	33.3%	53,920	30.7%
Language at Home (2023)						
Spanish	332	3.5%	2,738	4.8%	14,697	8.8%
Asian Language	1,406	15.0%	11,679	20.5%	31,427	18.8%
Ancestry (2023)						
American Indian (ancestry)	28	0.3%	94	0.2%	219	0.1%
Hawaiian (ancestry)	17	0.2%	32	0.1%	82	0.0%
Household Income (2023)						
Per Capita Income	\$51,341	---	\$52,181	---	\$49,488	---
Average HH Income	\$131,341	---	\$153,701	---	\$147,293	---
Median HH Income	\$106,636	---	\$125,330	---	\$118,723	---
Less than \$25,000	302	7.7%	1,436	7.1%	4,372	7.4%
\$25,000 - \$34,999	100	2.6%	582	2.9%	2,171	3.7%
\$35,000 - \$49,999	303	7.8%	1,384	6.8%	4,054	6.9%
\$50,000 - \$74,999	637	16.4%	2,204	10.9%	6,944	11.8%
\$75,000 - \$99,999	478	12.3%	2,288	11.3%	7,143	12.1%
\$100,000 - \$149,999	840	21.6%	4,381	21.6%	12,633	21.4%
\$150,000 - \$199,999	750	19.2%	5,935	29.2%	15,269	25.9%
\$200,000+	486	12.5%	2,099	10.3%	6,372	10.8%
Education (2023)						
Less than 9th Grade	83	1.2%	617	1.5%	3,385	2.9%
Some High School	39	0.6%	590	1.5%	3,283	2.8%
High School Grad	552	8.1%	4,455	11.1%	16,601	14.1%
Some College	680	10.0%	4,522	11.3%	14,872	12.6%
Associate Degree	442	6.5%	3,020	7.5%	9,628	8.2%
Bachelors Degree	3,187	46.9%	15,708	39.2%	42,116	35.7%
Graduate Degree	1,507	22.2%	8,264	20.6%	21,120	17.9%



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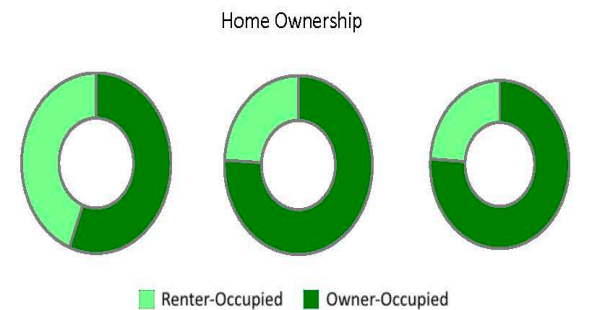
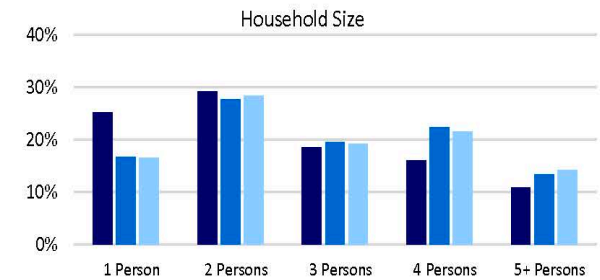
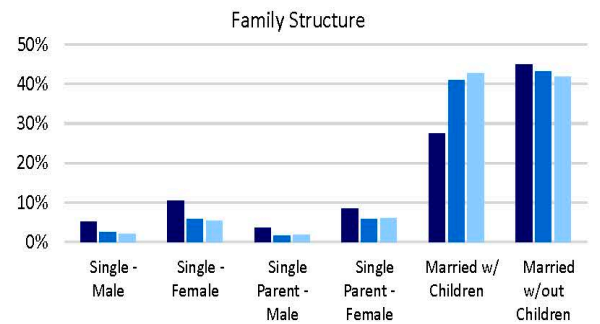
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Family Structure (2023)	2,584		16,152		47,064	
Single - Male	131	5.1%	423	2.6%	961	2.0%
Single - Female	272	10.5%	928	5.7%	2,555	5.4%
Single Parent - Male	91	3.5%	254	1.6%	867	1.8%
Single Parent - Female	219	8.5%	939	5.8%	2,850	6.1%
Married w/ Children	711	27.5%	6,619	41.0%	20,163	42.8%
Married w/out Children	1,160	44.9%	6,989	43.3%	19,669	41.8%
Household Size (2023)						
1 Person	986	25.3%	3,398	16.7%	9,744	16.5%
2 Persons	1,137	29.2%	5,644	27.8%	16,708	28.3%
3 Persons	720	18.5%	3,988	19.6%	11,375	19.3%
4 Persons	628	16.1%	4,553	22.4%	12,759	21.6%
5+ Persons	426	10.9%	2,725	13.4%	8,371	14.2%
Home Ownership (2023)	3,897		20,308		58,957	
Owners	2,176	55.8%	15,403	75.8%	44,838	76.1%
Renters	1,721	44.2%	4,905	24.2%	14,120	23.9%
Components of Change (2023)						
Births	124	1.2%	655	1.1%	1,908	1.1%
Deaths	60	0.6%	429	0.7%	1,337	0.8%
Migration	22	0.2%	1,037	1.7%	2,078	1.2%
Unemployment Rate (2023)	4.6%		3.3%		2.9%	
Employment, Pop 16+ (2023)	8,072		48,564		142,840	
Armed Services	0	0.0%	0	0.0%	147	0.1%
Civilian	6,325	78.4%	35,553	73.2%	99,760	69.8%
Employed	6,019	74.6%	34,334	70.7%	96,765	67.7%
Unemployed	306	3.8%	1,219	2.5%	2,994	2.1%
Not in Labor Force	1,747	21.6%	13,011	26.8%	43,080	30.2%
Businesses						
Establishments	213	---	2,105	---	5,911	---
Employees (FTEs)	1,825	---	20,001	---	58,497	---



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CONTACT INFORMATION

For more information, please contact:

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