

### SUWANEE CROSSROADS



3255 Lawrenceville Suwanee Road Suwanee, Georgia 30024

#### **PROFILE**

- Walmart Supercenter shadow-anchored center
- 1 suite currently available Suite 4 - 1,215 SF
- Tenants include Dollar Tree, ASO Rock Market, Señor Taco, Burn Boot Camp, Beauty Depot and Metro PCS
- Strong demographics with average household income at or above \$141,000 in 1, 3 and 5 mile rings

### LOCATION

- Less than one half mile to I-85 exit 111, State Route 317, Lawrenceville Suwanee Road
- At the corner of a heavily traveled, signalized intersection with Satellite Boulevard
- 4 access points into the shopping center
- Combined traffic counts on Lawrenceville Suwanee Road and Satellite Blvd. over 53,000 Vehicles Per Day
- Strategically positioned adjacent to a Walmart Supercenter allowing excellent exposure from consistently high traffic volume generated by Walmart's powerful drawing power
- Other nearby retailers include Lowes, Office Depot, Truist, Atlanta Bread, KFC, Sonic and McDonalds

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population (2024)	4,489	72,031	193,538
Households	1,398	24,636	66,053
Average HH Income	\$153,121	\$148,425	\$141,868



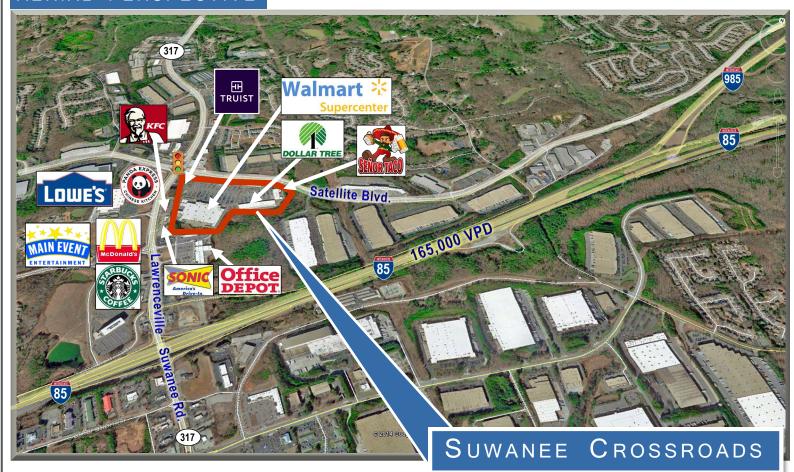






## SUWANEE CROSSROADS

### AERIAL PERSPECTIVE









# Suwanee Crossroads

SPACE	TENANT	AREA	LAYOUT	CLTE		ND TEN	LANIT	DOCTE	Ь	
1	Señor Taco	7,850 SF	79' x 100'	SITE	PLAN A	ND TEN	NANI	RUSIE	R	
3	Peach State Nutrition	1,350 SF	19' x 70'				- 44			
4	Available	1,215 SF	17' x 70'					4		
5	Saigon Fresh Noodle	1,485 SF	21' x 70'	40					***	
6/7	Beauty Depot	2,700 SF	38' x 70'			GIIWAN		10 4 A 1	5 - 196 - 176 - 176	
8	Beauty Depot	3,500 SF	35' x 100'			- Company				
9	Top Crawfish	3,500 SF	35' x 100'	66 85		<b>Valmar</b>	t > C all			
10 / 11	Burn Boot Camp	5,500 SF	55' x 100'			vaiiiai	5	71.00		
12	Vitality Family Chiropractic	1,500 SF	15' x 100'	7 3	MAI	Fed Fed	CENADAM			
13	Mail Depot	1,500 SF	15' x 100'		DEPO	T _DHL_	<b>CEIIUMIA</b>			
14	99K Chicken and Pizza	2,000 SF	15' x 100'		DOLL	AR TREE I	<b>netro</b> by <b>1</b>	Mobile Mobile		
15 / 16		6,000 SF	60' x 100'		CTAD	MAIL O TAN	DILLOO			
17	The Gifts	2,500 SF	25' x 100'	T.	SIAN (NEXT T	MAIL & IAN ME	YMA55	AGE		
18			30' x 100'		OON TIME	AUTY	CIET			
19	Ninety5 Jiu Jitsu	1,976 SF	30' x 100'		DE DE	POT WALL				
	Moo Bong Ri Korean Rest.		25' x 100'		SALE PAREN			WINDS THE RESERVE		
21 22	ClearLab US, Inc	1,800 SF	18' x 100'	Mark .	77 Aug.	La la company				
23	IRU Hair Salon Star Nails and Tan	1,500 SF 1,500 SF	15' x 100' 15' x 100'	OR PERSONAL TO A STOCK OF SERVICE	EASED		AVAIL	A R I F		
24	Dollar Tree	9,200 SF	92' x 100'	-	LAJLU		AVAIL			
26	Wagner Staffing	2,000 SF	20' x 100'	(-			SONI	<b>2</b>    <b>5</b>		
27	Floor Center	1,500 SF	15' x 100'	'			America's Drive-In.	1/2/		
28	Metro PCS	2,500 SF	25' x 100'				THE			
29	Beauty Depot	1,500 SF	15' x 100'				1			
Dollar Tree 9,200 SF 92' x 100' 26 Wagner Staffing 2,000 SF 20' x 100' 27 Floor Center 1,500 SF 15' x 100' 28 Metro PCS 2,500 SF 25' x 100' 29 Beauty Depot 1,500 SF 15' x 100'  Walmart  Supercenter										
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