

Main Street Commons

One (1) Space Available -1,406 SF

Great Demographics and Below Market Rates



3463 Lawrenceville Suwanee Road, Suwanee, Georgia 30024

FOR LEASE

- Excellent location along heavily trafficked Lawrenceville-Suwanee Road (253,668 vehicles per day)
- Diverse tenant mix
- Affluent area with an average household income of about \$\$125,940 in a 2-mile radius
- Convenient access to I-85 and less than one mile from Walmart and Lowe’s shopping centers
- Sits in one of Suwanee’s main commercial corridors



Demographics

Total Population 2026	63,820	189,940	742,880
Projected Population 2030	68,240	202,880	789,540
Annual Pop Growth 2025-2030	1.7%	1.6%	1.5%
Total Households 2026	21,480	63,940	252,880
Average Household Income	\$125,940	\$127,880	\$121,640
Median Age	38.1	38.4	37.9

2-Mile Radius

5-Mile Radius

10-Mile Radius

Traffic Count

253,668

Lawrenceville-Suwanee Road

FOR MORE INFORMATION, CONTACT:

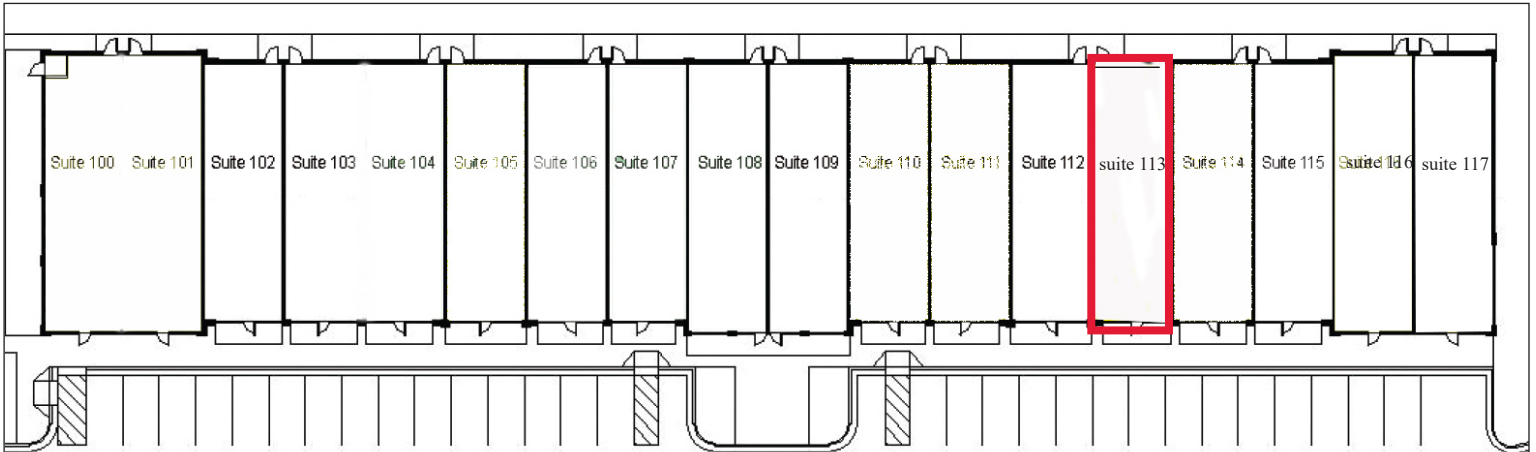
Adam Hale
404.281.2788 Cell
678.894.1580 Direct
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350
www.haleretailgroup.com
770.594.1309 Office

LEASE AT

Main Street Commons

3463 Lawrenceville Suwanee Road
Suwanee, Georgia 30024



Cafe Hot Wings - 100 & 101
Boutique - 102
C 2 Educational - 103 & 104
Exercise Coash - **105**
Karate - 106-108

Massage - 109
Jersey Mikes - 110
ProLogistix - 111
Asian Fusion Restaurant - 112
AVAILABLE - 113 (1,406SF)

Aquarium Store - 114
Occupied - 115
Beauty Salon - **116**
Coffee Shop - 117



FOR MORE INFORMATION, CONTACT:

Adam Hale
404.281.2788 Cell
678.894.1580 Direct
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350
www.haleretailgroup.com
770.594.1309 Office

